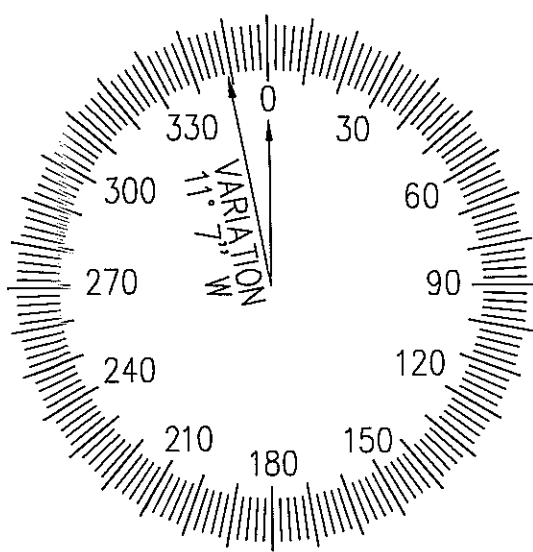
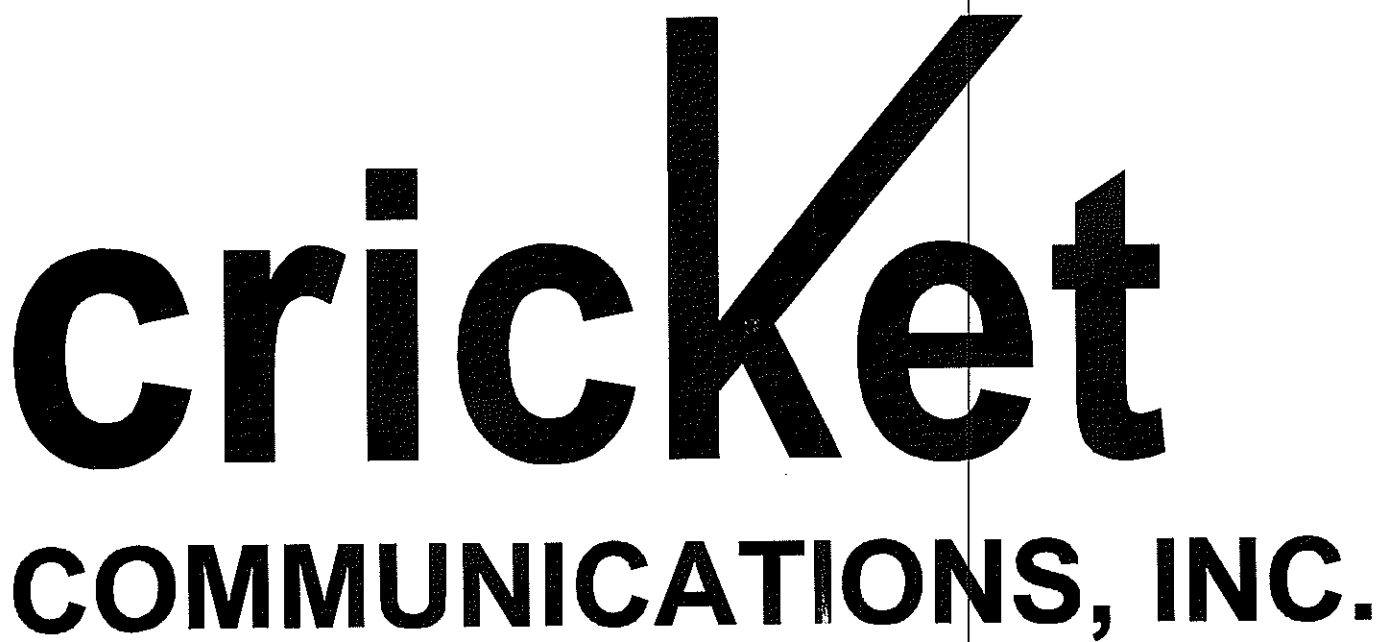


CROWN CASTLE NOTES:
CROWN CASTLE SITE NAME: COUNTY LINE
CROWN CASTLE BU NUMBER: 874592

CRICKET / VERIZON / DRANESVILLE UMC
SEA 99-D-043/SPA 83-D-022-05



MAGNETIC DECLINATION



DRANESVILLE UNITED
METHODIST CHURCH

(3) NEW CRICKET ANTENNAS AT CL 107'-0" AND (12) NEW VERIZON WIRELESS ANTENNAS
AT CL 116'-5" ON NEW BELL TOWER EXTENSION AND NEW CRICKET EQUIPMENT ON
STEEL PLATFORM AND NEW VERIZON WIRELESS SHELTER AT GRADE

PROJECT TYPE

TOTAL DISTURBED AREA = 600 SF

SHEET	DESCRIPTION
T-1	TITLE SHEET
Z-1	SITE PLAN
Z-1A	PARTIAL SITE PLAN
Z-2	COMPOUND LAYOUT PLAN
Z-3	BELL TOWER ELEVATION
Z-4	CRICKET ANTENNA AND COAX DETAILS
Z-4A	VERIZON ANTENNA AND COAX DETAILS
Z-5	VERIZON SHELTER ELEVATIONS
Z-5A	CRICKET EQUIPMENT DETAILS
Z-6	CIVIL MAPS
Z-7	LANDSCAPE AND STAGING AREA PLAN

ARCHITECT INFORMATION:
ENTREX COMMUNICATION SERVICES, INC.
1575 EYE STREET, N.W. SUITE 350
WASHINGTON, DC 20005
PHONE: (202)408-0960
FAX: (202)408-0961
CONTACT: MARC MARZULLO
EMAIL: MMARZULLO@ENTREX.COM

APPLICANTS:
CRICKET WIRELESS, INC.
A.K.A. CRICKET COMMUNICATIONS, INC.
7100 COLUMBIA GATEWAY DRIVE, STE. 120
COLUMBIA, MD 21046

VERIZON WIRELESS
AKA CELCO PARTNERSHIP D/B/A VERIZON WIRELESS
900 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701

THE TRUSTEES OF DRANESVILLE UNITED METHODIST CHURCH
1089 LIBERTY MEETING COURT
HERNDON, VA 20170

SITE NAME:
COUNTY LINE

SITE NUMBER:
IAD-731-1

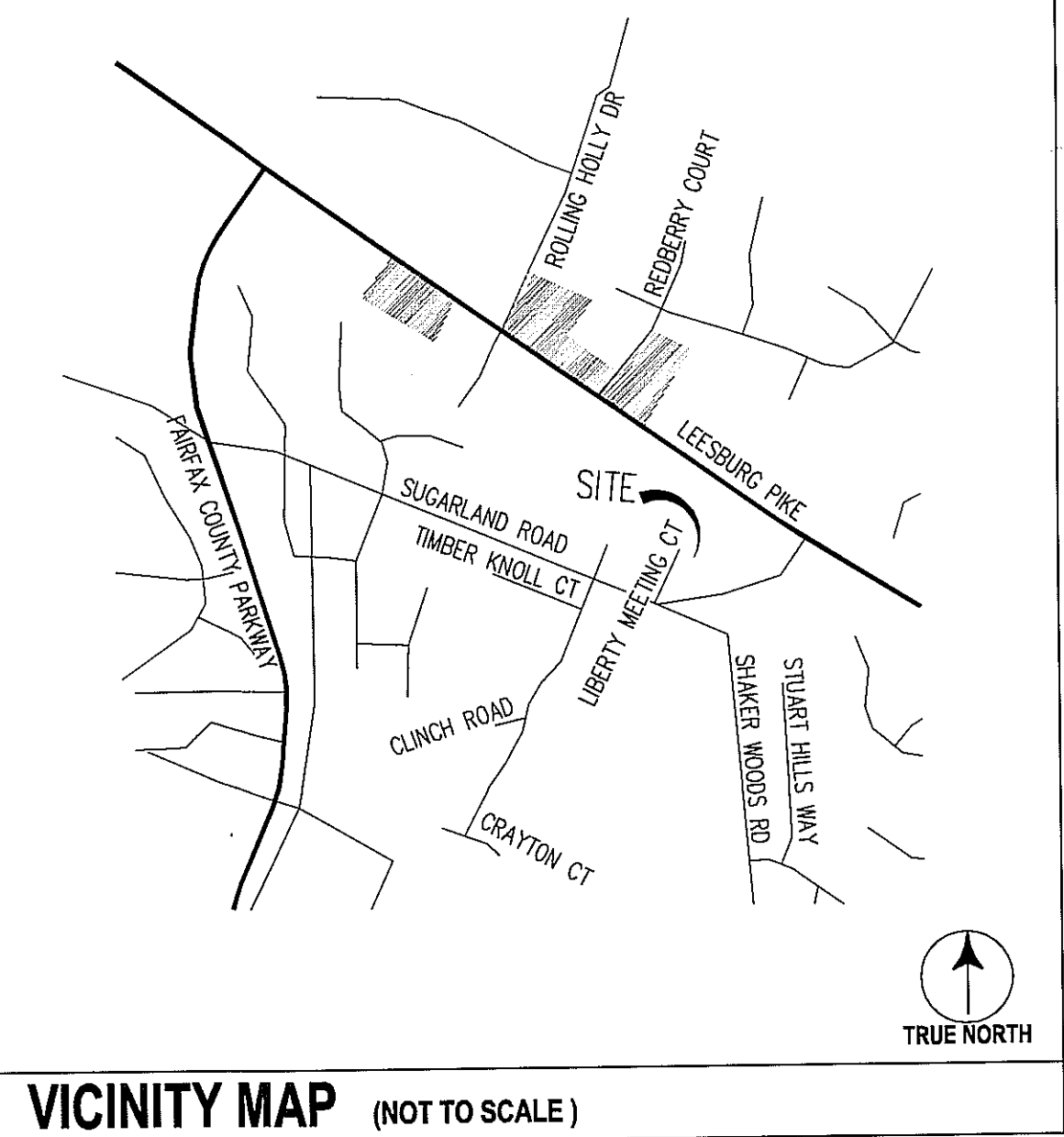
SITE ADDRESS:
1089 LIBERTY MEETING COURT
HERNDON, VA 20179

PROPERTY INFORMATION:
PARCEL 66B, 70A, OUTLOT A
LATITUDE: N 39° 0' 09.718"
LONGITUDE: W 77° 21' 09.953"
GROUND ELEVATION: 393.53'
MAGNETIC DECLINATION: -10.5°

ZONING DISTRICT: R-1

USE: CHURCH/TELECOMMUNICATIONS

OWNER: THE TRUSTEES OF DRANESVILLE UNITED METHODIST CHURCH
1089 LIBERTY MEETING COURT
HERNDON, VA 20170



THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

CRICKET R.F.: _____ DATE: _____

CRICKET ZONING: _____ DATE: _____

CRICKET SA: _____ DATE: _____

CRICKET P&T: _____ DATE: _____

CRICKET CONST: _____ DATE: _____

Application No SEA 99-D-043 Staff Chris DeManche

CRICKET A& APPROVED SE 7 SP PLAN
SEE DEVCNDS DATED _____
Date of (BOS) (BZA) approval 10/19/2010
Sheet 1 of 17
PROPERTY OWNER: _____ DATE: _____

APPROVALS

FROM IAD AIRPORT:
START OUT GOING NORTHEAST ON SAARINENE CIR TOWARD DULLES AIRPORT ACCESS RD. STAY STRAIGHT TO GO ONTO DULLES AIRPORT ACCESS RD., MERGE ONTO VIA-267E DULLES TOLL RD VIA EXIT 12-13-14 TOWARD RESTON PKWY/WEHLE AVE/ HUNTER MILL RD., TAKE THE FAIRFAX COUNTY PKWY/VA-7100 EXIT, EXIT 11, TOWARD HERNDON/ MONROE, KEEP RIGHT AT THE FORK IN THE RAMP, KEEP LEFT THE FORK IN THE RAMP, TURN LEFT ONTO VA-7100N /FAIRFAX COUNTY PKWY/JOHN F. JACK HERRITY PKWY., TURN SLIGHT RIGHT ONTO SUGARLAND RD., TURN LEFT ONTO LIBERTY MEETING CT., PROCEED 0.7 MILE TO 1089 LIBERTY MEETING CT, VA, 20170-2369. THE SITE IS ON THE RIGHT.

DRIVING DIRECTIONS

PROJECT SUMMARY

- HANDICAP ACCESS REQUIREMENTS ARE NOT REQUIRED.
- THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
- THE FACILITY HAS NO PLUMBING OR REFRIGERANTS.
- THE FACILITY SHALL MEET OR EXCEED ALL FAA AND FCC REGULATORY REQUIREMENTS.
- THE FACILITY MEETS THE REQUIREMENTS OF THE 2006 INTERNATIONAL BUILDING CODE
- THERE IS A TRANSITIONAL SCREENING YARD 1 AND A BARRIER REQUIRED FOR THE EXISTING/PROPOSED USE ALONG THE WESTERN BOUNDARY. THERE IS PROPOSED TRANSITIONAL SCREENING WITH THIS SUBMITTAL. A WAIVER OF THE BARRIER REQUIREMENTS IS HEREBY REQUESTED.

COMPLIANCE NOTES

CONSULTANT TEAM

ELECTRIC:
DOMINION VIRGINIA POWER
1-(888)-667-3000

TELEPHONE:
VERIZON - VIRGINIA
(800) 483-2000

CONTRACTOR TO CALL MISS UTILITY OF VIRGINIA
(800) 257-7777 (48) HRS PRIOR TO EXCAVATING FOR UNDERGROUND UTILITY LOCATIONS. LOCATION SURROUNDING EXCAVATED AREA MUST BE PRIVATELY LOCATED FOR NON-PUBLIC UTILITIES.

UTILITIES

SHEETS R1-R6 ATTACHED TO THIS SITE PLAN, IDENTIFIED AS DRANESVILLE UNITED METHODIST CHURCH SPECIAL PERMIT AMENDMENT PLAT, PREPARED BY DEWBERRY & DAVIS, WITH THE LATEST REVISION DATE OF NOVEMBER 11, 2009, ARE THE APPROVED PLAT SHEETS ASSOCIATED WITH SPA 83-D-022-04

SHEET INDEX

cricket
COMMUNICATIONS, INC.
7100 COLUMBIA GATEWAY DRIVE
SUITE 120
COLUMBIA, MD 21046

verizon wireless
9000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701

DRANESVILLE
UNITED METHODIST CHURCH
1089 LIBERTY MEETING COURT
HERNDON, VA 20170

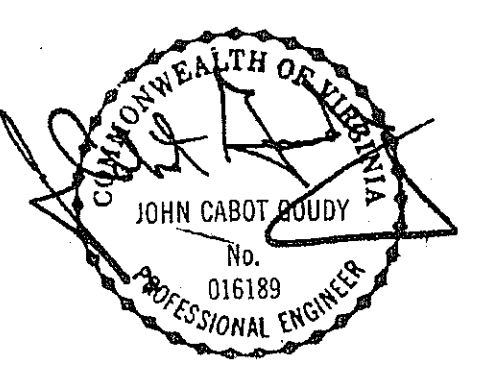
entrex
communication services, inc.
1575 Eye Street, N.W. Suite 350
WASHINGTON, D.C. 20005
PHONE: (202)408-0960
FAX: (202)408-0961

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REVISIONS

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CKED BY:	M.M.
DATE	DESCRIPTION
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06-16-09	C/D/P REVIEW
06-16-09	C/D/P SUBMISSION
06-16-09	ANTENNA REVISION
11-10-09	C/D/P REVIEW
02-12-10	COUNTY COMMENTS
07-01-10	COUNTY COMMENTS

PROJECT NO:
1129.110



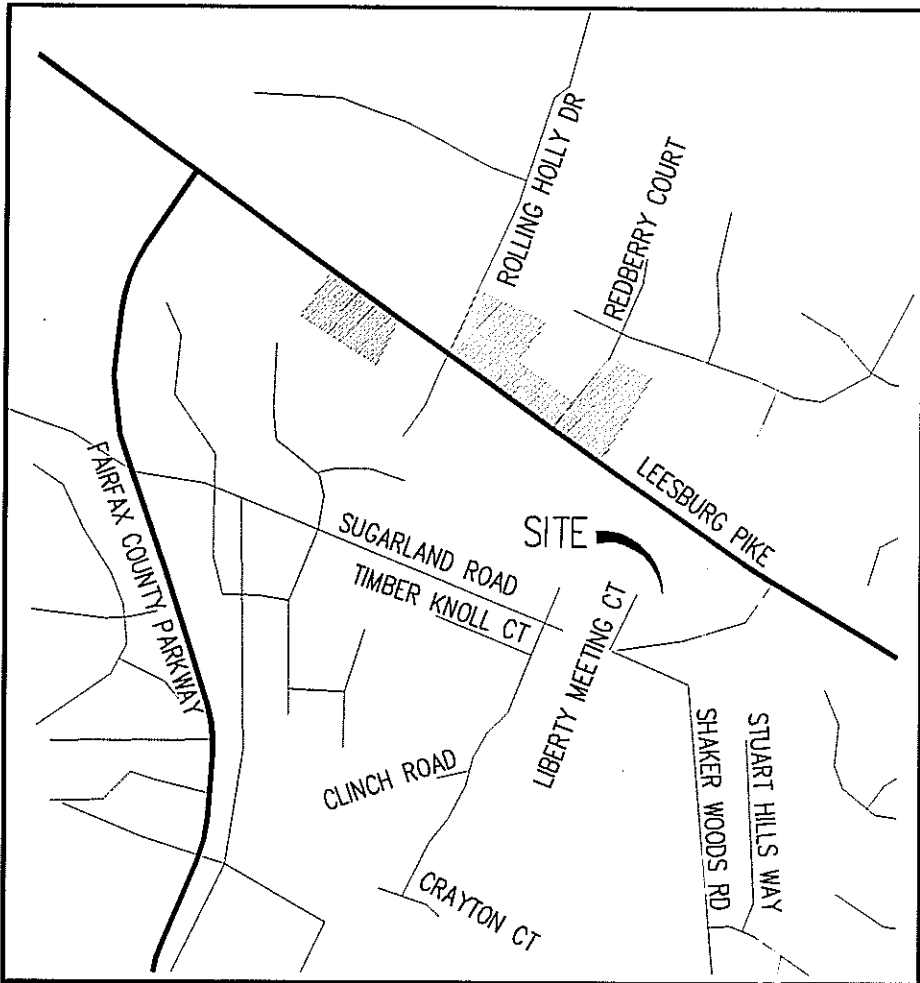
TITLE:
CRICKET / VERIZON / DRANESVILLE
UNITED METHODIST CHURCH
SPECIAL EXCEPTION AMENDMENT /
SPECIAL PERMIT AMENDMENT PLAT

SEA 99-D-043 /
SPA 83-D-022-05

SITE ADDRESS:
1089 LIBERTY MEETING COURT
HERNDON, VA 20170

DRAWING TITLE:
TITLE SHEET

DRAWING No.:
T-1



VICINITY MAP

SITE NOTES

- 1.) SITE NAME: COUNTY LINE
SITE NUMBER: IAD-731-1
- 2.) THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
- 3.) THE PARENT PARCEL INFORMATION;
OWNER: DRANESVILLE UNITED METHODIST CHURCH
PREMISES ADDRESS: 1089 LIBERTY MEETING COURT
HERNDON, VA
MAILING ADDRESS: C/O WALTER A. BOOTHE
858 SENECA RD.
GREAT FALLS, VA 22066
COUNTY: FAIRFAX COUNTY
PARCEL ID #: 0064 01 0066B, 0064 01 0070A
& 0064 14 A
DISTRICT NAME: DRANESVILLE AREA: 8.11 A.C.±
ZONING: R-1 USE: CHURCH/TELECOMMUNICATIONS
- 4.) THE DATUM'S ARE NAD 83 AND NAVD 88, AND THE BEARING BASE IS STATE GRID.
- 5.) NO UNDERGROUND UTILITIES HAVE BEEN LOCATED, THE PRESENCE OF ANY SUCH UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR BEFORE CONSTRUCTION.
- 6.) NO WETLANDS HAVE BEEN DEFINED AND ANY AREAS SHOWN AS MARSH, PONDS OR DITCHES ARE DONE SO FROM VISIBLE SURFACE FEATURES AND IN NO WAY CONSTITUTE A DEFINED WETLAND.
- 7.) NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY.
- 8.) THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF AN ADDITION TO A STEALTH BELL TOWER, ANY NECESSARY ANCILLARY EQUIPMENT AND ALL APPROPRIATE EASEMENTS.
- 9.) NO UNRECORDED EASEMENTS ARE SHOWN ON THIS SITE PLAN AND IT IS POSSIBLE THAT SUCH EASEMENTS IMPACT THE SITE.
- 11.) THIS PROPERTY IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD.
- 12.) THE LOCATION OF THE EXISTING STEALTH BELL TOWER IS AS FOLLOWS; THE VALUES LISTED BELOW ARE WITHIN ±50' HORIZONTAL AND ±20' VERTICAL.
LATITUDE: N 39° 00' 09.178"
LONGITUDE: W 77° 21' 09.953"
ELEVATION: 393.53' AMSL AT BASE
- 13.) SURVEY INFORMATION FOR THIS PLAN WAS COMPILED FROM SURVEY DRAWINGS PREPARED BY:
C.D. MEKINS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS (DATED 03/06/02)
AND GREEHORN & O'MARA, INC. (DATED 01/97)
- 14.) THE EXISTING CHURCH IS CURRENTLY SERVED BY PUBLIC SANITARY SEWER AND WATER THAT ARE LOCATED ON THE SITE. THE PARISH HOUSE IS SERVED BY A PRIVATE WELL THE LOCATION OF WHICH IS IDENTIFIED ON THE GRAPHIC. THE PARISH HOUSE IS SERVED BY PUBLIC SANITARY SEWER.
- 15.) THERE IS NO FLOOD PLAIN, NO RESOURCE PROTECTION AREA (RPA) AND NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ON THE SUBJECT PROPERTY.
- 16.) THE COUNTYWIDE TRAILS PLAN RECOMMENDS A MAJOR PAVED TRAIL ON BOTH SIDES OF ROUTE 7; A MINOR PAVED TRAIL ALONG SUGARLAND ROAD; AND A STREAM VALLEY BRANCH OF THE SUGARLAND RUN TO THE EAST OF THE SUBJECT PROPERTY.
- 17.) TO THE BEST OF OUR KNOWLEDGE, ALL KNOWN GRAVES ON THE SUBJECT PROPERTY ARE LOCATED WITHIN THE EXISTING CEMETERY BOUNDARIES REPRESENTED ON THE GRAPHIC.
- 18.) THERE IS A TRANSITIONAL SCREENING YARD 1 AND A BARRIER REQUIRED FOR THE EXISTING/PROPOSED USE ALONG THE WESTERN BOUNDARY. THERE IS PROPOSED TRANSITIONAL SCREENING WITH THIS SUBMITTAL. A WAIVER OF THE BARRIER REQUIREMENTS IS HEREBY REQUESTED.

CURVE INFORMATION

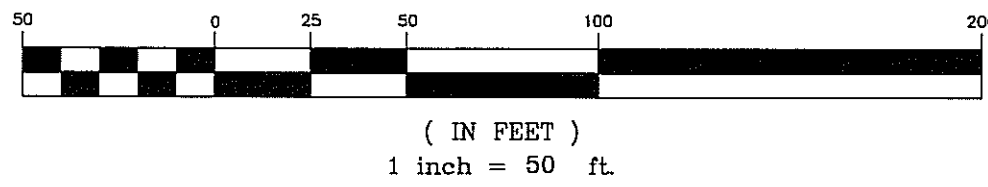
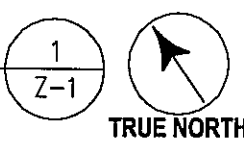
- C1 RADIUS = 549.00'
ARC = 46.50'
C2 RADIUS = 25.00'
ARC = 3.00'
C3 RADIUS = 55.00'
ARC = 124.79'

EXISTING FLOOR AREA RATIO	CHURCH SITE	TELECOMMUNICATION FACILITY
MAX. FLOOR AREA RATIO (PERMITTED) FOR NON-RESIDENTIAL USE	0.150 / 52,991 S.F.	
MAX. FLOOR F.A.R. (AT THE TIME OF SUBMISSION FOR CHURCH APPLICATION)	0.021 / 7,969 S.F.	0.69 AC. ±
PHASE 1	CUMULATIVE	
PHASE 2	0.046 / 17,268 S.F.	
SANCTUARY (PHASE 3)	0.110 / 41,768 S.F.	
TOTAL	0.110 / 41,768 S.F.	
REVISED F.A.R. (INCLUDING TELECOMMUNICATIONS FACILITY, PARISH HOUSE AND SHEDS)		7,800 S.F.
GROSS FLOOR AREA	41,768 S.F.	7,800 S.F.

TOTAL SITE AREA= 8.11 A.C.±
THEREFORE F.A.R. = 0.14

SURVEY PLAN

SCALE: 1"=50'



Application No SEA 99-D-043 Staff Chris DeManche

APPROVED SE SP PLAN

SEE DEVCQNDs DATED
Date of (BOS) (BZA) approval 10/19/2010

Sheet 2 of 17

EXISTING PARKING TABULATIONS
(AS PER SPA 83-D-022-04)

PARKING REQUIRED	
SANCTUARY (SECTION 11-106.4)	SPS PER 4 SEATS
(IN PHASE III)	
400 SEATS @ 1 SPS / 4 SEATS	=100 SPS
PRIVATE SCHOOL OF GENERAL EDUCATION	
(1 SPACE/FACULTY, EMPLOYEE (10)	
PLUS 4 SPACES FOR VISITORS)	=14 SPS
PARKING SPACES REQUIRED	=114 SPS
TELECOMMUNICATIONS FACILITY	=2 SPS
TOTAL PARKING SPACES REQUIRED	=116 SPS

NOTE: FROM CHURCH SE/S.P.A. PARKING MAY BE DEVELOPED ALL IN INITIAL EXPANSION OR MAY BE PHASED AS BUDGETS PERMIT.
NOTE: AT THE END OF EACH PHASE OF EXPANSION THE PROPOSED PARKING WILL MEET OR EXCEED THE PARKING REQUIRED FOR THE COMBINED USES PROPOSED FOR THE SITE.

PARKING PROPOSED (WITH EXPANSION)	= 85 SPS
EXISTING PAVED LOT	= 98 SPS
PREVIOUSLY APPROVED	
TOTAL PARKING SPACES PROPOSED	= 183 SPS
PARKING LOST DUE TO TELECOMMUNICATION FACILITY	= 2 SPS
THEREFORE, NET PARKING SPACES PROVIDED	= 181 SPS FOR CHURCH USE
PARKING FOR THE TELECOMMUNICATION FACILITY	= 2 SPS IN THE PARKING LOT

LEGEND

- FOUND PROPERTY CORNER
- BENCH MARKS
- UTILITY POLE
- GUY ANCHOR
- SIGN
- FLOOD LIGHT
- LIGHT POLE
- TELEPHONE PEDESTAL
- INDIVIDUAL TREE - DECIDUOUS
- INDIVIDUAL TREE - CONIFER
- BUSH
- GRASS AREA
- TRANSFORMER
- CENTER OF PROPOSED TOWER
- CONCRETE SURFACE
- ASPHALT SURFACE
- GRAVEL SURFACE

LINE TYPES

- BOUNDARY LINE - PARENT PARCEL
- UNSURVEYED LINE - BOUNDARY OF ADJOINERS
- TIE LINE FOR DIMENSIONS
- EASEMENT BOUNDARY
- RIGHT OF WAY BOUNDARY
- BUILDING SET BACK
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE LINE - CHAIN
- 1' CONTOUR LINE
- 5' CONTOUR LINE
- OVERHEAD UTILITY LINE
- OHUL OHUL OHUL OHUL
- TREE OR VEGETATION LINE
- CENTER LINE OF ACCESS AND UTILITY EASEMENTS

cricket

COMMUNICATIONS, INC.
7100 COLUMBIA GATEWAY DRIVE
SUITE 120
COLUMBIA, MD 21046

verizon wireless

9000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701

DRANESVILLE
UNITED METHODIST CHURCH
1089 LIBERTY MEETING COURT
HERNDON, VA 20170

entrex
communication services, inc.

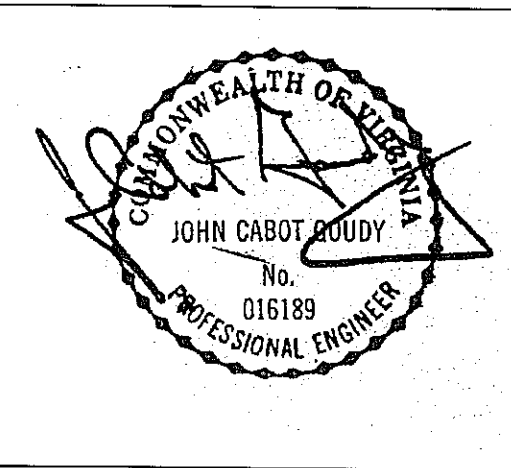
1575 Eye Street, N.W. Suite 350
WASHINGTON, D.C. 20005
PHONE: (202)408-0960
FAX: (202)408-0961

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REVISIONS

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CHECKED BY:		M.M.
NO	DATE	DESCRIPTION
	05-19-09	C/D/P REVIEW
	06-16-09	C/D/P REVIEW
	06-16-09	C/D/P SUBMISSION
	06-16-09	ANTENNA REVISION
	11-10-09	C/D/P REVIEW
	02-12-10	COUNTY COMMENTS
	07-01-10	COUNTY COMMENTS

PROJECT NO:
1129.110



TITLE:

CRICKET / VERIZON / DRANESVILLE
UNITED METHODIST CHURCH
SPECIAL EXCEPTION AMENDMENT /
SPECIAL PERMIT AMENDMENT PLAT

SEA 99-D-043 /
SPA 83-D-022-05

SITE ADDRESS:

1089 LIBERTY MEETING COURT
HERNDON, VA 20170

DRAWING TITLE:

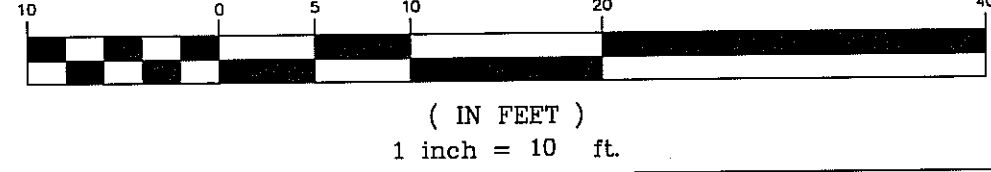
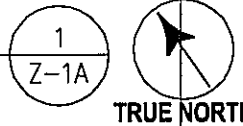
SITE PLAN

DRAWING No.:

Z-1



PARTIAL SITE PLAN
SCALE: 1"=10'



Application No SEA 99-D-043 Staff Chris DeManche
APPROVED SE SP PLAN
SEE DEV-CONDS DATED
Date of (BOS) (BZA) approval 10/19/2010
Sheet 3 of 17

cricket
COMMUNICATIONS, INC.
7100 COLUMBIA GATEWAY DRIVE
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verizon wireless
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1089 LIBERTY MEETING COURT
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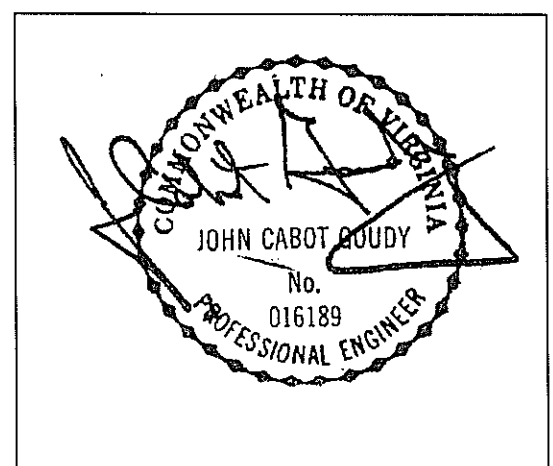
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PROJECT NO:
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TITLE:
CRICKET / VERIZON / DRANESVILLE
UNITED METHODIST CHURCH
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SEA 99-D-043 /
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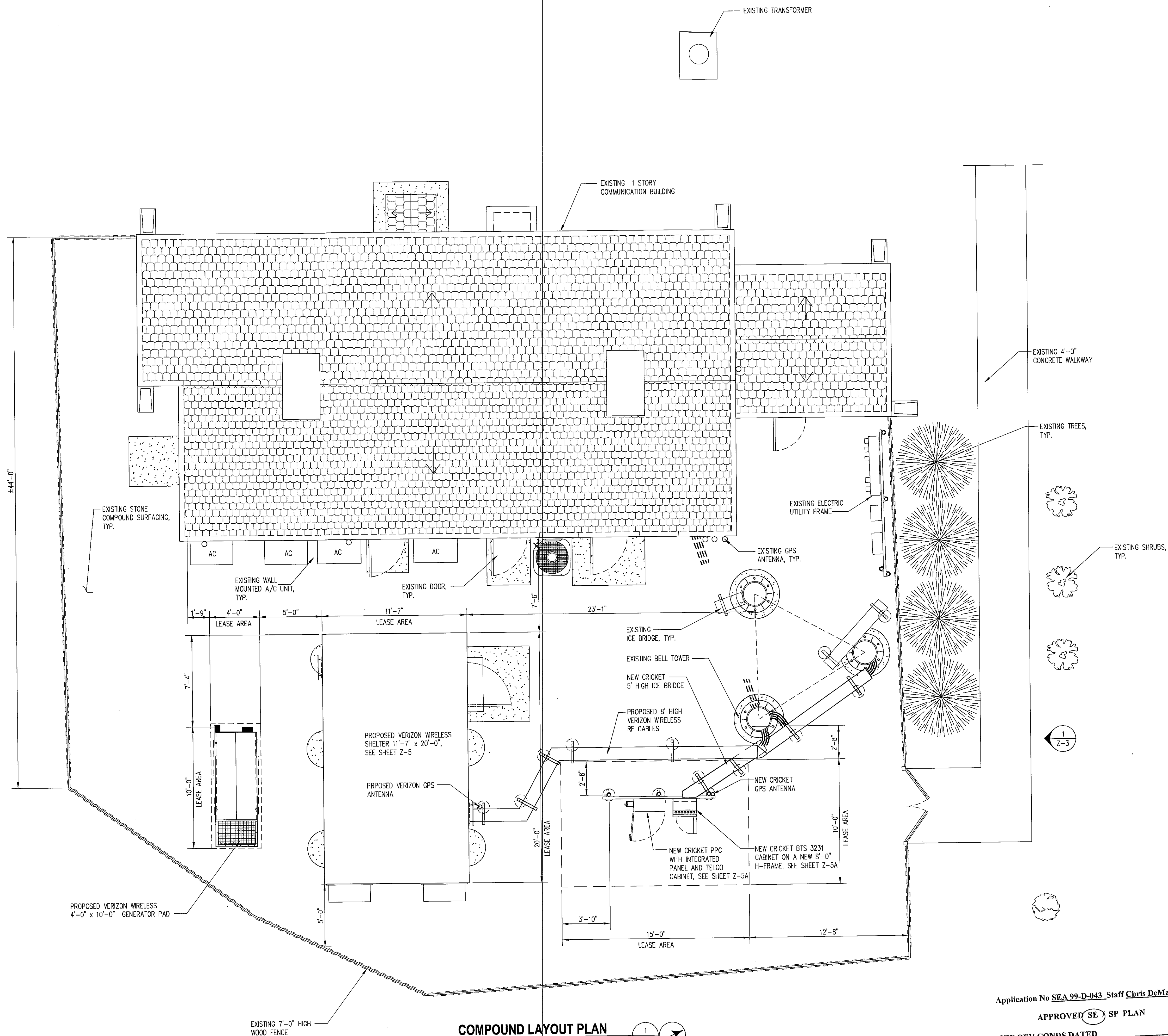
DRAWING TITLE:
PARTIAL
SITE PLAN

DRAWING No.:
Z-1A

NOTES

- 1.) APPLICANT:
CRICKET WIRELESS INC.
AKA CRICKET COMMUNICATIONS INC.
7500 COLUMBIA GATEWAY DRIVE STE. 120
COLUMBIA, MD 21046

VERIZON WIRELESS
AKA CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS
900 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701
- 2.) PROPERTY OWNER:
DRANESVILLE UNITED METHODIST CHURCH
C/O WALTER A. BOOTH
858 SENECA ROAD
GREAT FALLS, VA 22066
SITE ADDRESS:
1089 LIBERTY MEETING CT.
HERNDON, VA 20170
- 3.) CURRENT ZONING: R-1
- 4.) TOTAL DISTURBED AREA:
PROPOSED COMPOUNDS: 600 S.F.
- 5.) TOTAL INCREASE TO IMPERVIOUS AREA IS 330 SF AND INCREASE IN STORMWATER RUNOFF FOR POST DEVELOPMENT TO PRE DEVELOPMENT CONDITION IS NEGLIGIBLE. HENCE, STORMWATER MANAGEMENT WAIVER IS REQUESTED.
- 6.) SITE DATA:
PIN: 0064 01 0066B, 0064 01 0070A & 0064 14A
MAGESTERIAL DISTRICT: 20000 (DRANESVILLE)
DEED BOOK: N/A
CURRENT ZONE: R-1
PROPERTY TYPE: CHURCHES, SYNAGOGUES
LAND AREA: 8.11 AC.±
- 7.) THE SITE IS LOCATED INSIDE AN EXISTING FENCED COMPOUND.
- 8.) THERE IS NO WELL OR SEPTIC ON SITE AND NONE IS REQUIRED.
- 9.) THERE IS AN EXISTING PARKING LOT WHICH SHALL BE USED FOR PARKING. THE SITE IS UNMANNED. THE SITE WILL BE VISITED INFREQUENTLY BY TECHNICAL PERSONNEL APPROXIMATELY ONCE PER MONTH.
- 10.) THERE IS A BURIAL GROUND VISIBLE ON THIS PROPERTY BUT IS NOT AFFECTED BY THE PROPOSED INSTALLATION.
- 11.) TOTAL AREA OF EXISTING EQUIPMENT COMPOUND = 3,700 S.F.
CRICKET LEASE AREA = 150 S.F.
VERIZON WIRELESS LEASE AREA = 272 S.F.



Application No **SEA 99-D-043** Staff **Chris DeManche**

APPROVED **SE** SP PLAN

SEE DEV CONDS DATED
Date of (BOS) (BZA) approval **10/19/2010**

Sheet **4** of **17**

cricket
COMMUNICATIONS, INC.
7100 COLUMBIA GATEWAY DRIVE
SUITE 120
COLUMBIA, MD 21046

verizon wireless
9000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701

**DRANESVILLE
UNITED METHODIST CHURCH**
1089 LIBERTY MEETING COURT
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entrex
communication services, inc.

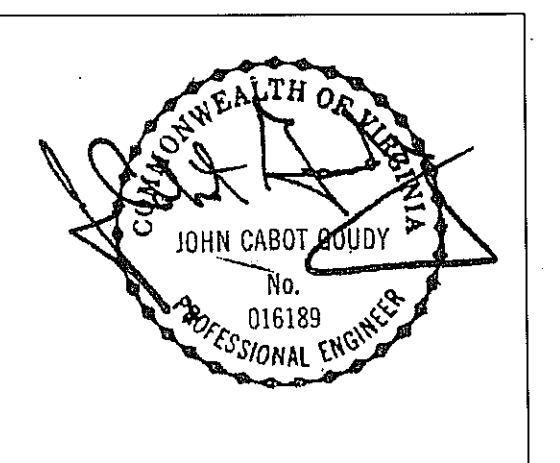
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CHECKED BY:		M.M.
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	11-10-09	C/D/P REVIEW
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PROJECT NO:
1129.110



TITLE:

**CRICKET / VERIZON / DRANESVILLE
UNITED METHODIST CHURCH
SPECIAL EXCEPTION AMENDMENT /
SPECIAL PERMIT AMENDMENT PLAT**

**SEA 99-D-043 /
SPA 83-D-022-05**

SITE ADDRESS:

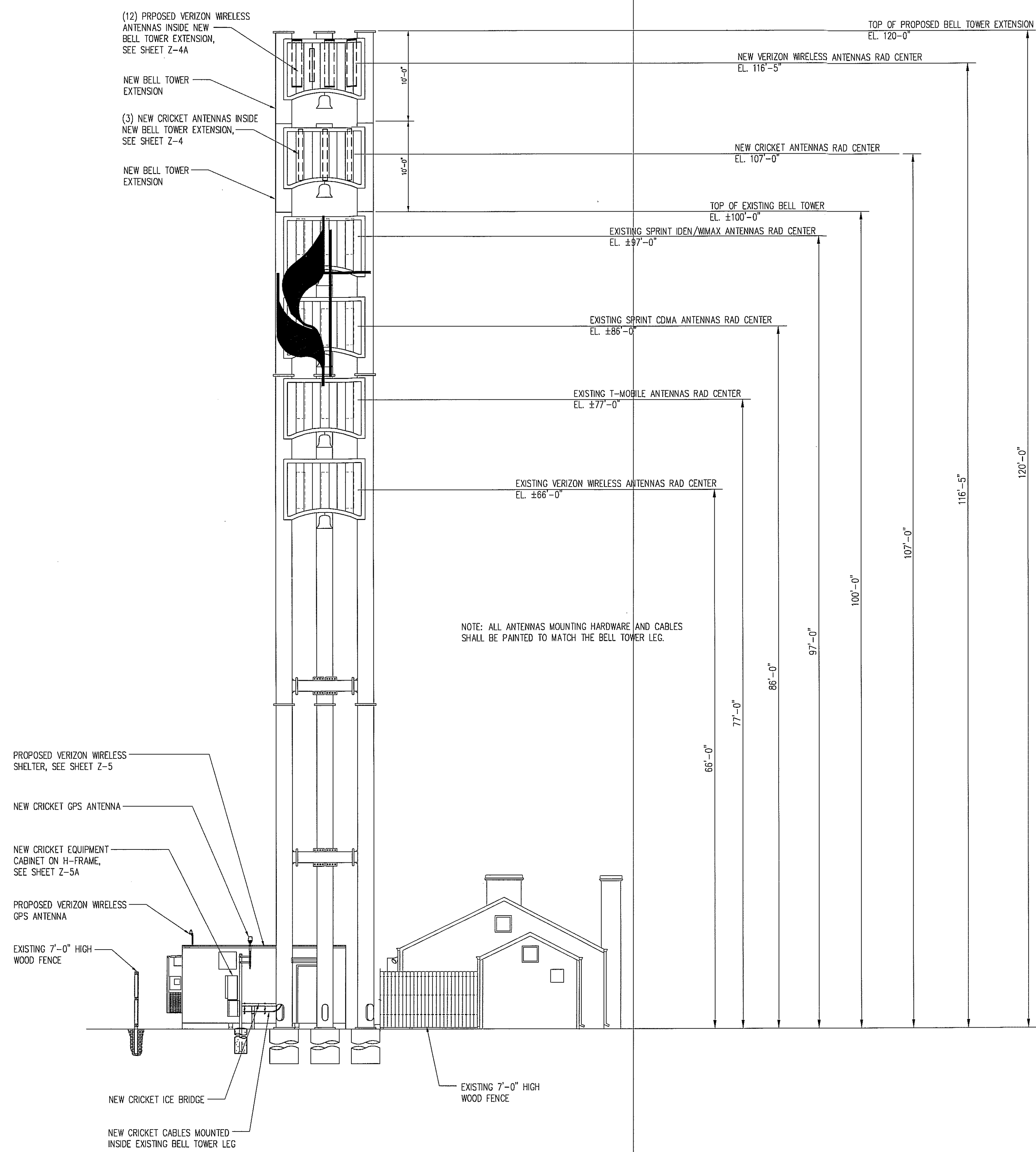
**1089 LIBERTY MEETING COURT
HERNDON, VA 20170**

DRAWING TITLE:

**COMPOUND LAYOUT
PLAN**

DRAWING No.:

Z-2



PROPOSED VERIZON WIRELESS SHELTER, SEE SHEET Z-5

NEW CRICKET GPS ANTENNA

NEW CRICKET EQUIPMENT CABINET ON H-FRAME, SEE SHEET Z-5A

PROPOSED VERIZON WIRELESS GPS ANTENNA

EXISTING 7'-0" HIGH WOOD FENCE

NEW CRICKET ICE BRIDGE

NEW CRICKET CABLES MOUNTED INSIDE EXISTING BELL TOWER LEG

BELL TOWER ELEVATION

SCALE: 3/16"=1'-0"

1
Z-3

Application No SEA 99-D-043 Staff Chris DeManche

APPROVED SE SP PLAN

SEE DEVCNDS DATED _____

Date of (BOS) (BZA) approval 10/19/2010

Sheet 5 of 17

cricket

COMMUNICATIONS, INC.

7100 COLUMBIA GATEWAY DRIVE

SUITE 120

COLUMBIA, MD 21046

verizon

wireless

9000 JUNCTION DRIVE

ANNAPOLIS JUNCTION, MD 20701

DRANESVILLE

UNITED METHODIST CHURCH

1089 LIBERTY MEETING COURT

HERNDON, VA 20170

entrex

communication services, inc.

1575 Eye Street, N.W. Suite 350

WASHINGTON, D.C. 20005

PHONE: (202)408-0960

FAX: (202)408-0961

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REVISIONS

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CHECKED BY:	M.M.	
NO	DATE	DESCRIPTION
05-19-09	C/D/P REVIEW	
06-16-09	C/D/P REVIEW	
06-16-09	C/D/P SUBMISSION	
06-16-09	ANTENNA REVISION	
11-10-09	C/D/P REVIEW	
02-12-10	COUNTY COMMENTS	
07-01-10	COUNTY COMMENTS	

PROJECT NO:
1129.110

COMMONWEALTH OF VIRGINIA

JOHN CABOT BOUDY

No. 016189

PROFESSIONAL ENGINEER

TITLE:

CRICKET / VERIZON / DRANESVILLE UNITED METHODIST CHURCH SPECIAL EXCEPTION AMENDMENT / SPECIAL PERMIT AMENDMENT PLAT

SEA 99-D-043 / SPA 83-D-022-05

SITE ADDRESS:

1089 LIBERTY MEETING COURT
HERNDON, VA 20170

DRAWING TITLE:

BELL TOWER ELEVATION

DRAWING No.:

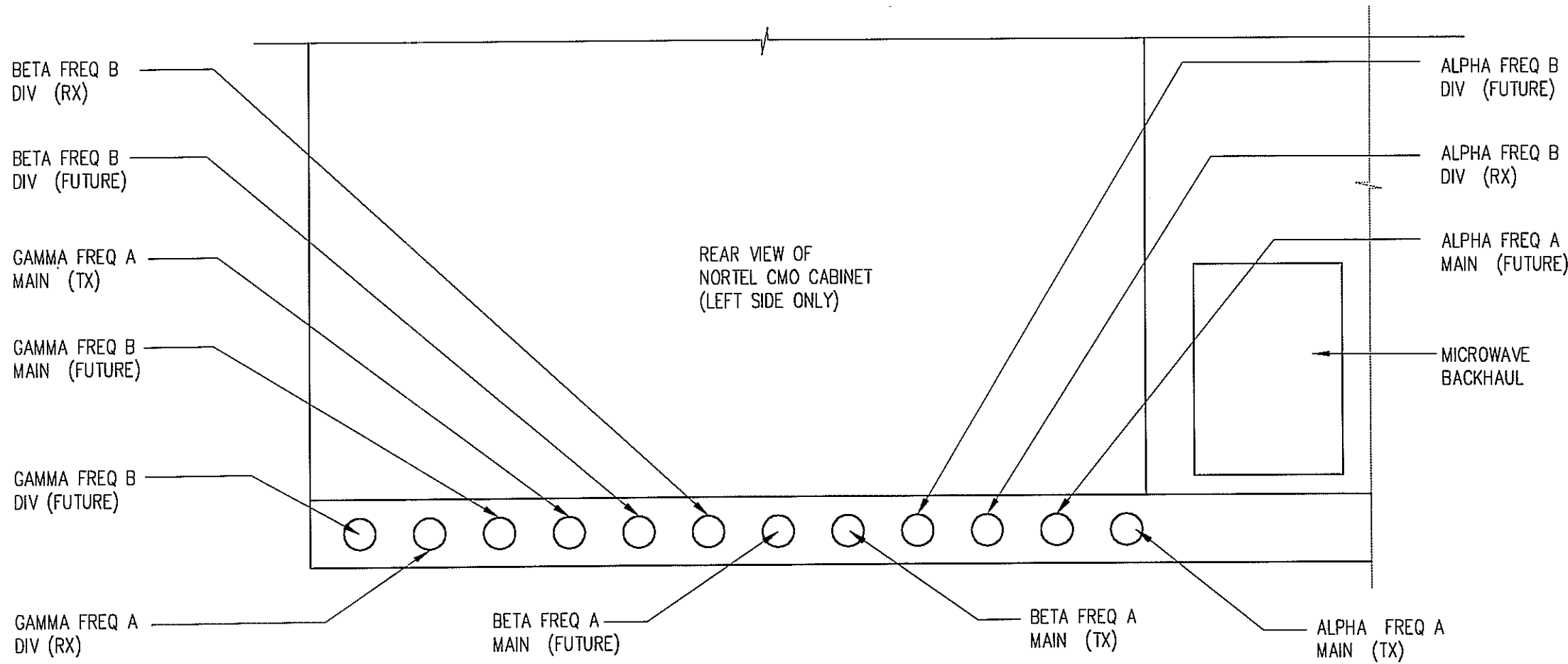
Z-3

ANTENNA INFORMATION			
	SECTOR 1	SECTOR 2	SECTOR 3
MFR	ANDREW	ANDREW	ANDREW
MODEL	HBX-6517DS-R2M	HBX-6517DS-R2M	HBX-6517DS-R2M
QUANTITY	1	1	1
WEIGHT (KG)	18.7	18.7	18.7
DIM	74.9" x 6.5" x 3.3"	74.9" x 6.5" x 3.3"	74.9" x 6.5" x 3.3"
RAD CENTER (FT)	105'	105'	105'
AZIMUTH (DEG)	30°	150°	270°
ELECTRICAL DOWNTILT	0°	0°	0°
MECHANICAL DOWNTILT	0°	0°	0°

CABLE INFORMATION			
COAX CABLE MFR	RFS	RFS	RFS
COAX CABLE MODEL	LCF158 50JL	LCF158 50JL	LCF158 50JL
COAX CABLE DIA (IN)	1 5/8"ø	1 5/8"ø	1 5/8"ø
QUANTITY	2	2	2
COAX LENGTH (FT)	140'	140'	140'
COLOR CODE (TX)	YELLOW/BROWN	RED/BROWN	GREEN/BROWN
COLOR CODE (RX)	YELLOW/WHITE	RED/WHITE	GREEN/WHITE

ANTENNA AND CABLE INFORMATION

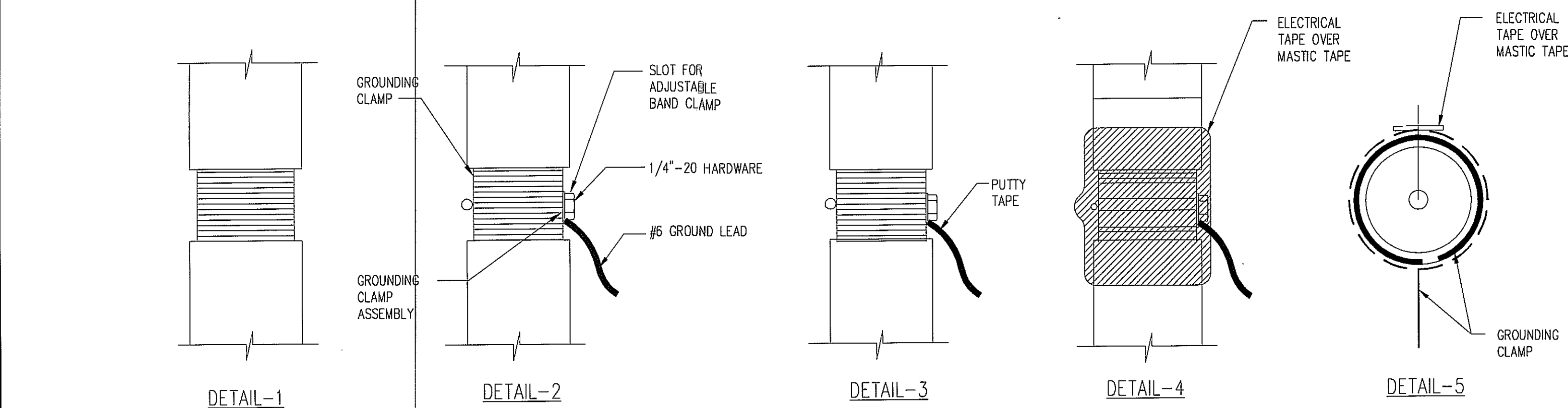
- EACH LINE OF COAX SHALL BE LABELED PURSUANT TO THE COLOR CODING SCHEDULE 12" BEFORE ANY CONNECTOR. COLOR CODING METHOD IS BY MEANS OF 2" WIDE COLORED ELECTRICAL TAPE WRAPPED AROUND COAX THREE TIMES TO PRODUCE A STRIPE. (I.E. TWO RED WILL HAVE TWO STRIPES) (3M SCOTCH SUPER 88 ELECTRICAL TAPE-ALL WEATHER, HEAVY DUTY, ABRASION RESISTANCE TAPE-38" WIDE)
- ALL MAIN COAX LINES WILL BE GROUNDED AT SPECIFIED LOCATIONS AND ACCORDING TO MANUFACTURER'S SPECIFICATION.
- ALL INSTANCES WHERE THE COAX HAS BEEN CUT, MODIFIED, SPLICED OR STRIPPED SHALL BE PROPERLY SEALED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- ALL COAX IS TO BE PROPERLY INSPECTED UPON RECEIPT AND SHALL BE HANDLED ACCORDING TO THE MANUFACTURER SPECIFICATIONS. IT SHALL NOT BE BENT BEYOND SPECIFICATION.
- COAX SHALL BE INSTALLED TO SHED WATER IMMEDIATELY BEFORE ENTRY INTO INTERIOR AREAS OF THE EQUIPMENT.
- ALL ANTENNAS (AND SUPPORTING STRUCTURES AS PRACTICAL) SHALL BE ACCURATELY ORIENTED IN THE SPECIFIED DIRECTION.
- SWEEP TEST SHALL BE PERFORMED BY GENERAL CONTRACTOR AND SUBMITTED TO CRICKET REPRESENTATIVE. TEST SHALL BE PERFORMED PER CRICKET STANDARDS.



COAX CONFIGURATION DETAIL AT CABINET

SCALE: 1/2"=1'-0"

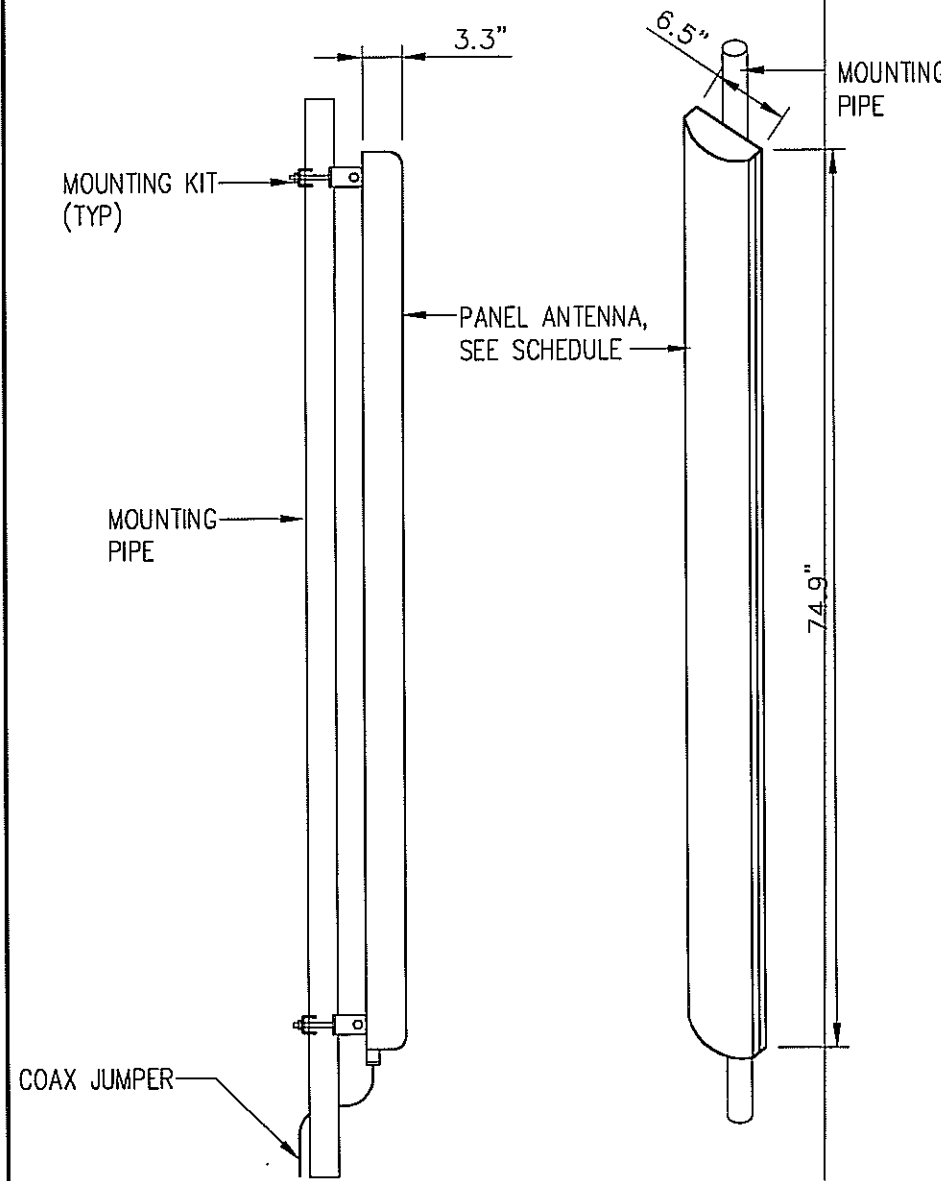
1
Z-4



TYPICAL COAX WEATHERPROOFING DETAILS

SCALE: NTS

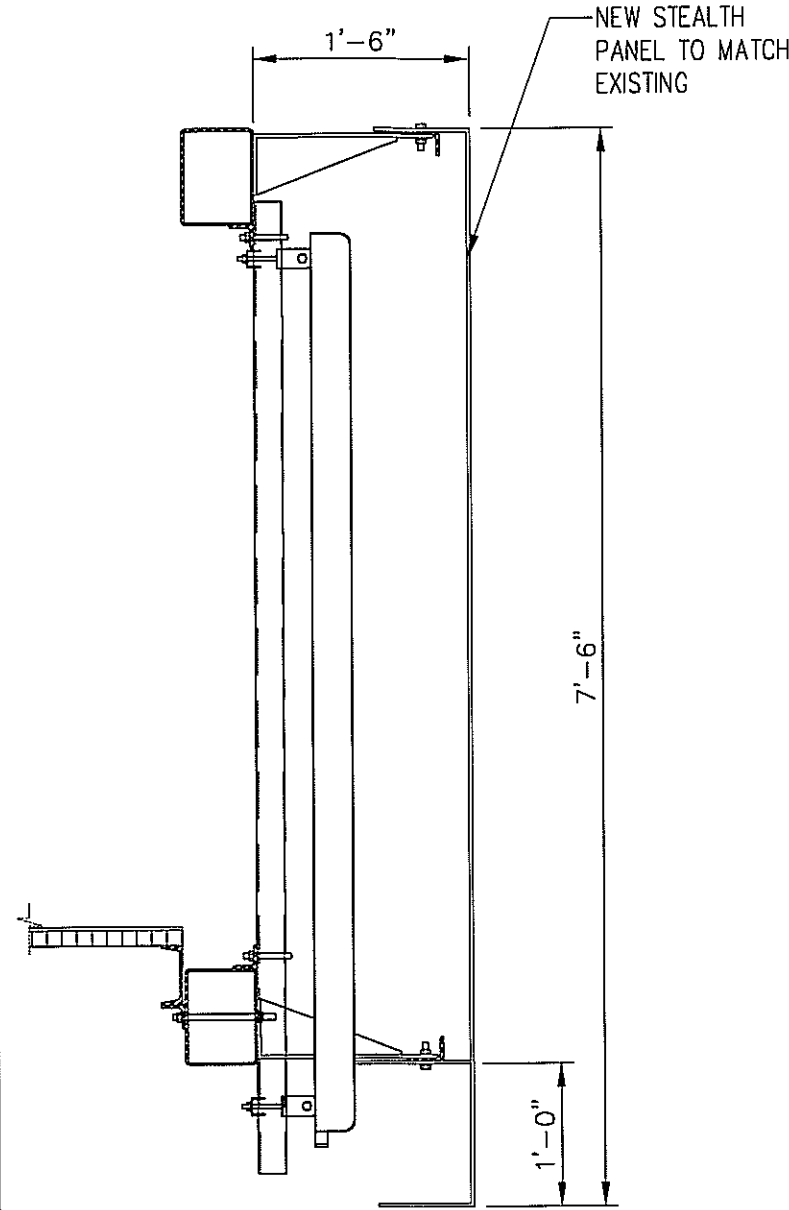
2
Z-4



HBX-6517DS-R2M
ANDREW ANTENNA DETAIL

SCALE: 3/4"=1'-0"

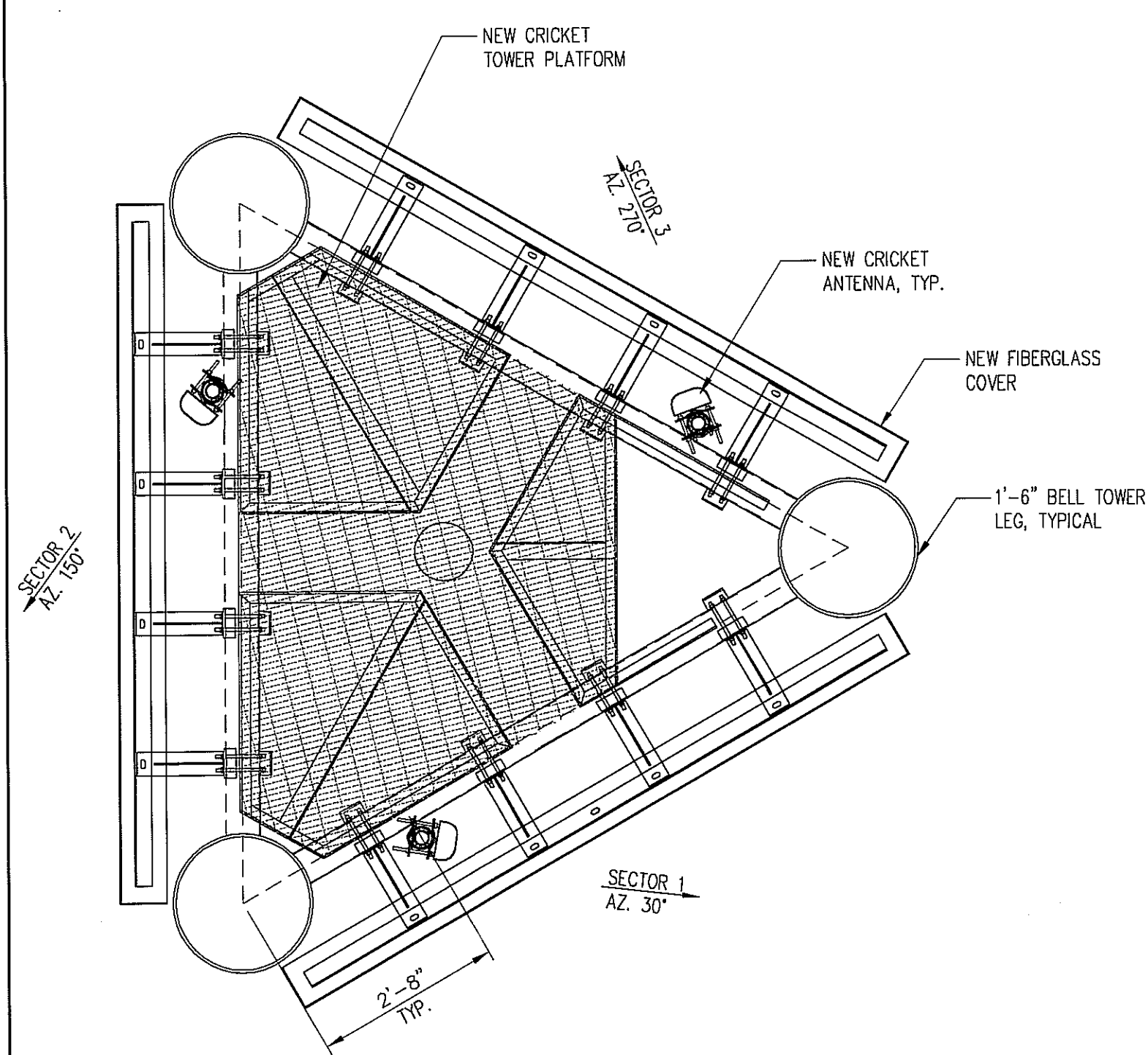
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Z-4



MOUNTING DETAIL

SCALE: 3/4"=1'-0"

4
Z-4

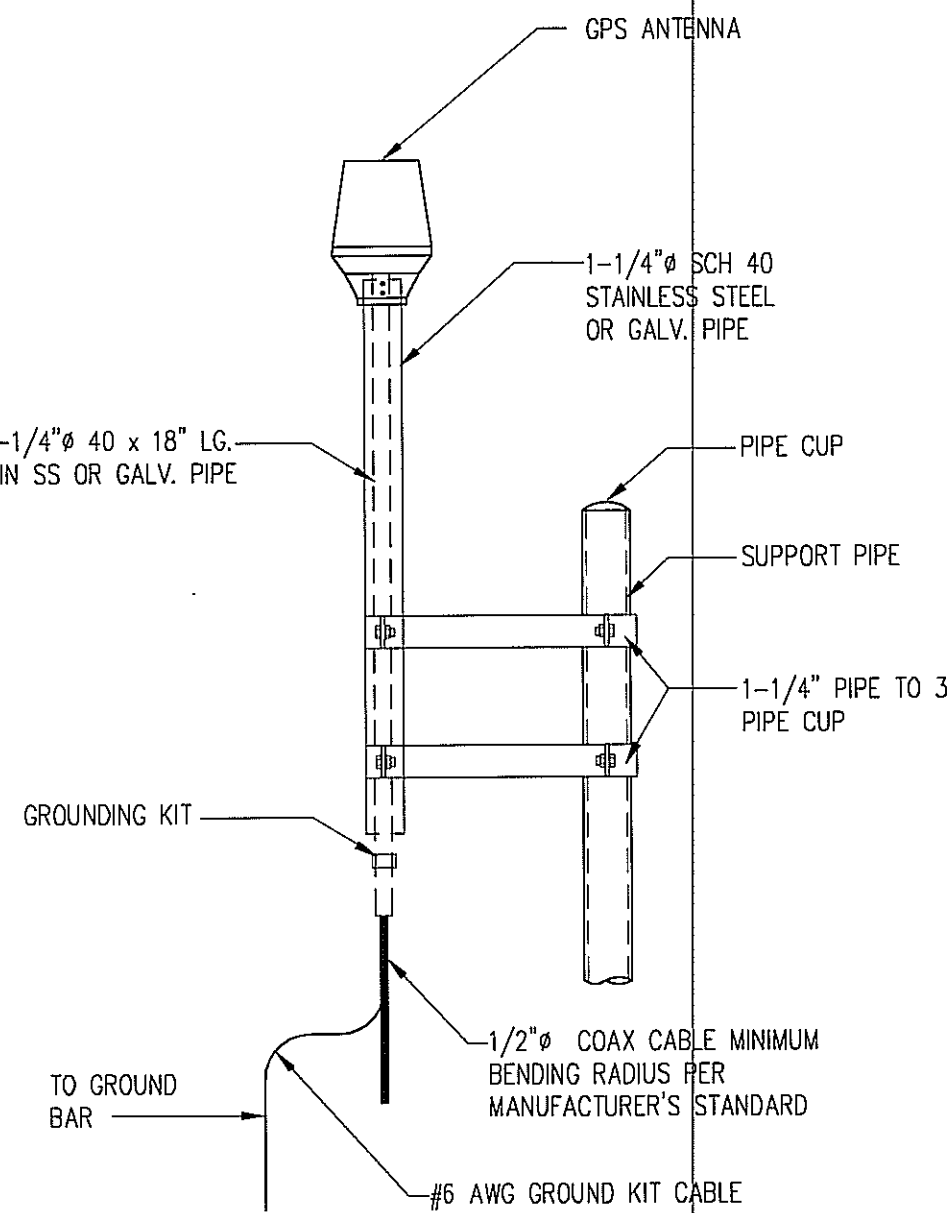


ANTENNA MOUNTING LAYOUT

SCALE: 1/2"=1'-0"

5
Z-4

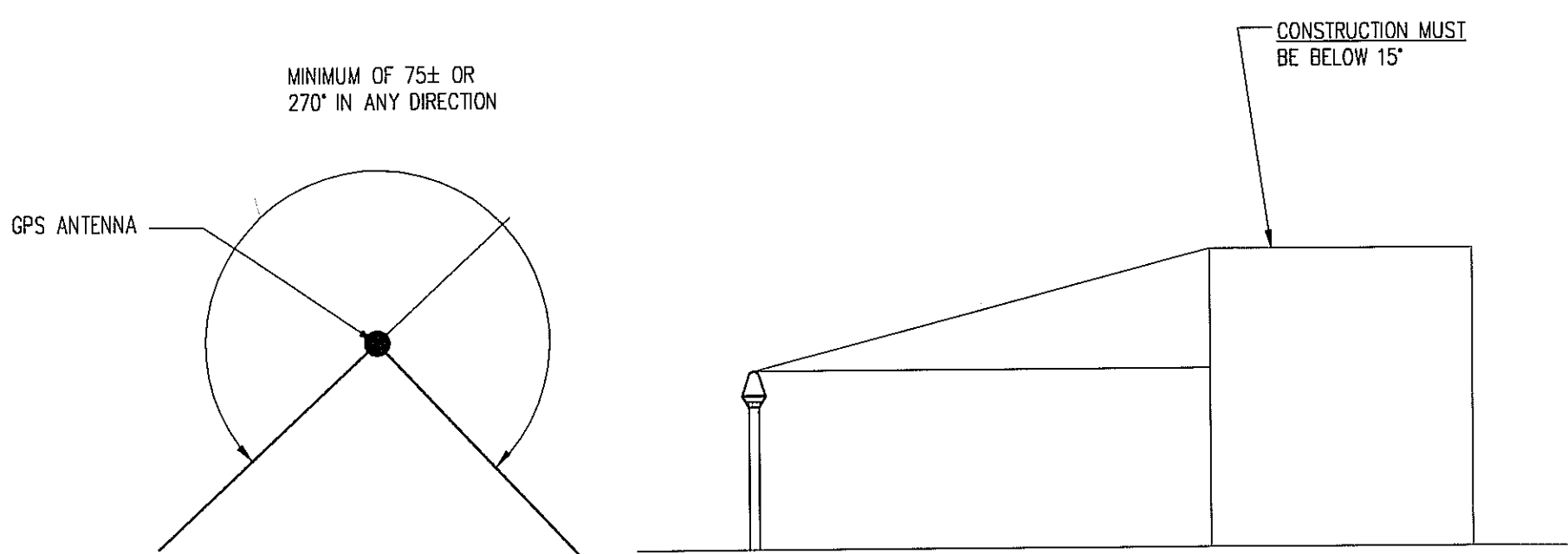
TRUE NORTH



GPS ANTENNA DETAIL

SCALE: 1"=1'-0"

6
Z-4



GPS MINIMUM VIEW REQUIREMENTS

NOTES:

- THE ELEVATION AND LOCATION OF THE GPS ANTENNA SHALL BE IN ACCORDANCE WITH THE FINAL RF REPORT.
- THE GPS ANTENNA MOUNT IS DESIGNED TO FASTEN TO A STANDARD 1-1/4" DIAMETER SCHEDULE 40, GALVANIZED STEEL OR STAINLESS STEEL PIPE. THE PIPE MUST NOT BE THREADED AT THE ANTENNA MOUNT END. THE PIPE SHALL BE CUT TO THE REQUIRED LENGTH (MINIMUM OF 18 INCHES) USING A HAND OR ROTARY PIPE CUTTER TO ASSURE A SMOOTH AND PERPENDICULAR CUT. A HACK SAW SHALL NOT BE USED. THE CUT PIPE END SHALL BE DEBARRED AND SMOOTH IN ORDER TO SEAL AGAINST THE NEOPRENE GASKET ATTACHED TO THE ANTENNA MOUNT.
- IT IS CRITICAL THAT THE GPS ANTENNA IS MOUNTED SUCH THAT IT IS WITHIN 2 DEGREES OF VERTICAL AND THE BASE OF THE ANTENNA IS WITHIN 2 DEGREES OF LEVEL.
- DO NOT SWEEP TEST GPS ANTENNA CABLE.

Application No **SEA 99-D-043** Staff **Chris DeManche**

APPROVED **SE** SP PLAN

SEE DEV COMMENTS DATED
Date of **(BOS)** (BZA) approval **10/19/2010**

Sheet **6** of **17**

cricket
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7100 COLUMBIA GATEWAY DRIVE
SUITE 120
COLUMBIA, MD 21046

verizon wireless
9000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701

DRANESVILLE
UNITED METHODIST CHURCH
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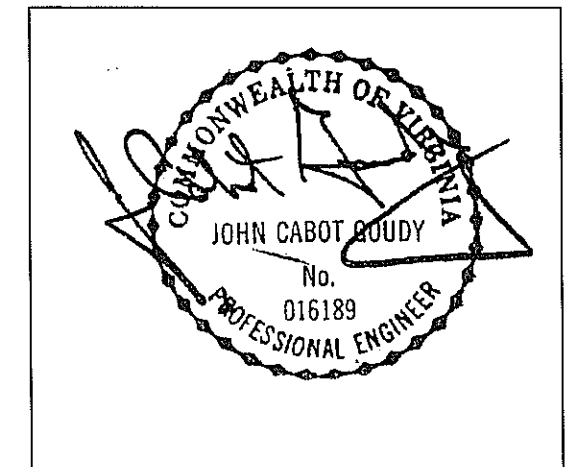
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CRICKET / VERIZON / DRANESVILLE
UNITED METHODIST CHURCH
SPECIAL EXCEPTION AMENDMENT /
SPECIAL PERMIT AMENDMENT PLAT

SEA 99-D-043 /
SPA 83-D-022-05

SITE ADDRESS:

1089 LIBERTY MEETING COURT
HERNDON, VA 20170

DRAWING TITLE:

CRICKET
ANTENNA AND COAX
DETAILS

DRAWING No.:

Z-4

cricket

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7100 COLUMBIA GATEWAY DRIVE
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COLUMBIA, MD 21046



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ANNAPOLIS JUNCTION, MD 20701

DRANESVILLE
UNITED METHODIST CHURCH
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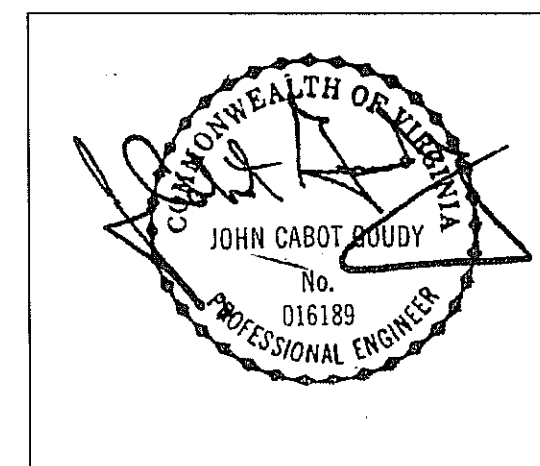
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SEA 99-D-043 /
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HERNDON, VA 20170

DRAWING TITLE:

VERIZON
ANTENNA SCHEDULES
AND DETAILS

DRAWING No.:

Z-4A

ANTENNA AND COAXIAL CABLE SCHEDULE

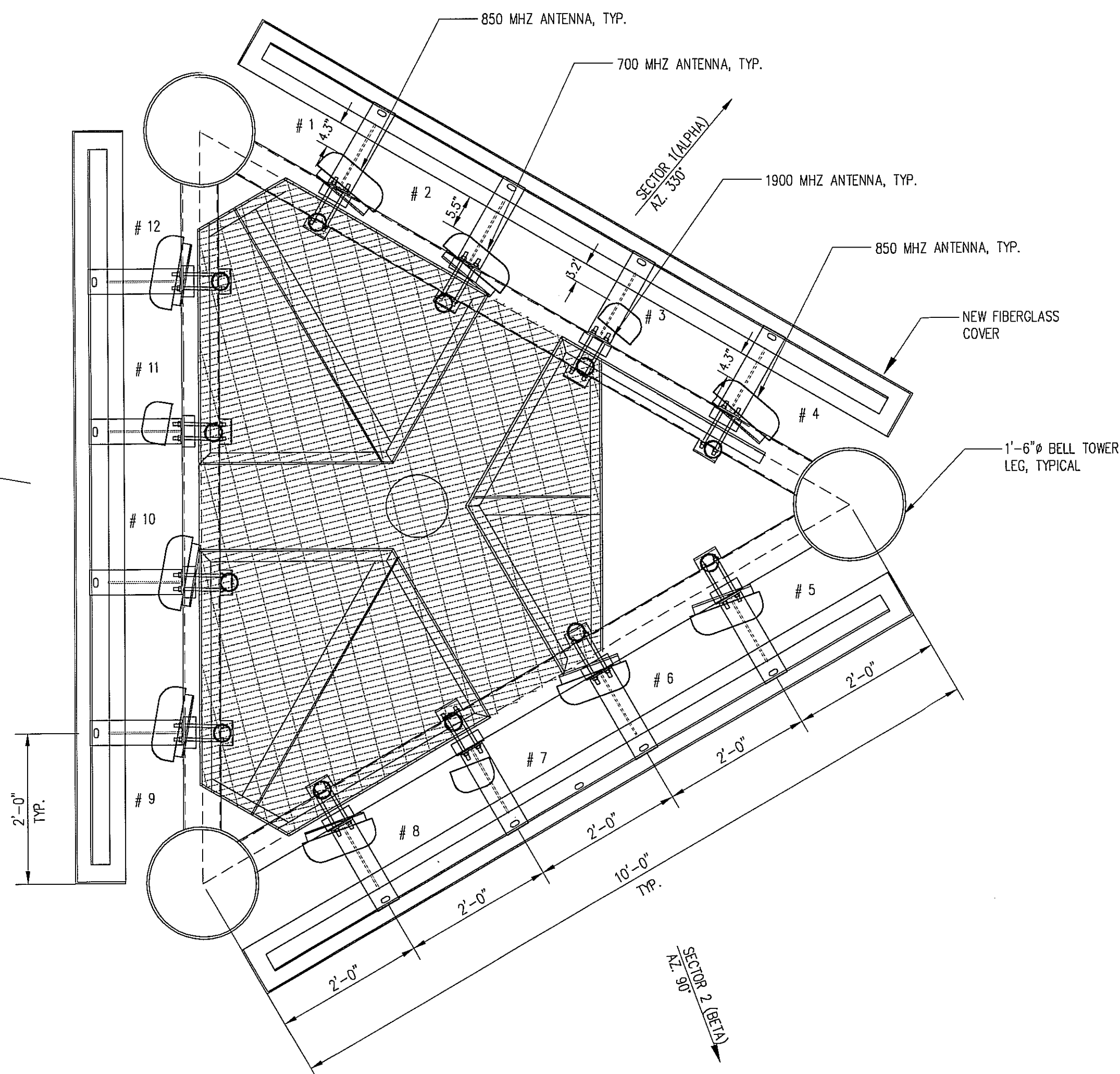
ANTENNA SECTOR	ANTENNA MARK	RAD CENTER	ANTENNA	MECHANICAL DOWN-TILT	AZIMUTH	CABLE LENGTH	COAXIAL CABLE SIZE	COLOR CODE	FREQUENCY
ALPHA	# 1	116'-5"	WPA-80063/6CF (71" H x 11.8" W x 3.9" D)	4"	330°	160'	1 5/8"	R	850 MHZ
	# 2	116'-5"	BXA-70063/6CF (71" H x 11.2" W x 4.5" D)	4"	330°	160'	1 5/8"	G/R/G	700 MHZ
	# 3	116'-5"	XP19-60 (69.1" H x 6.7" W x 4.1" D)	4"	330°	160'	1 5/8"	BR/R/BR	1900 MHZ
	# 4	116'-5"	WPA-80063/6CF (71" H x 11.8" W x 3.9" D)	4"	330°	160'	1 5/8"	BR/4R/BR	850 MHZ
BETA	# 5	116'-5"	WPA-80063/6CF (71" H x 11.8" W x 3.9" D)	4"	90°	160'	1 5/8"	B	850 MHZ
	# 6	116'-5"	BXA-70063/6CF (71" H x 11.2" W x 4.5" D)	4"	90°	160'	1 5/8"	G/B/G	700 MHZ
	# 7	116'-5"	XP19-60 (69.1" H x 6.7" W x 4.1" D)	4"	90°	160'	1 5/8"	BR/B/BR	1900 MHZ
	# 8	116'-5"	WPA-80063/6CF (71" H x 11.8" W x 3.9" D)	4"	90°	160'	1 5/8"	BR/4B/BR	850 MHZ
GAMMA	# 9	116'-5"	WPA-80063/6CF (71" H x 11.8" W x 3.9" D)	4"	210°	160'	1 5/8"	Y	850 MHZ
	# 10	116'-5"	BXA-70063/6CF (71" H x 11.2" W x 4.5" D)	4"	210°	160'	1 5/8"	G/Y/G	700 MHZ
	# 11	116'-5"	XP19-60 (69.1" H x 6.7" W x 4.1" D)	4"	210°	160'	1 5/8"	BR/Y/BR	1900 MHZ
	# 12	116'-5"	WPA-80063/6CF (71" H x 11.8" W x 3.9" D)	4"	210°	160'	1 5/8"	BR/4Y/BR	850 MHZ
GPS	-	-	MAXRAD GPS-TMG-26N	-	-	15'	1/2"	-	

NOTES:

- ALL ANTENNAS SHALL BE FURNISHED WITH DOWNTILT BRACKETS. CONTRACTOR SHALL COORDINATE REQUIRED MECHANICAL DOWNTILT FOR EACH ANTENNA WITH RF ENGINEER. ANTENNA DOWNTILT SHALL BE SET AND VERIFIED BY A SMART LEVEL.
- PROVIDE ANDREW 1/2" DIAMETER LDF4-50A JUMPER CABLE 6'-0" MAXIMUM LENGTH FROM ANTENNA TO MAIN COAXIAL CABLE.
- ANTENNA CENTERLINE HEIGHT IS IN REFERENCE TO ELEVATION 0.0'.
- FINAL COAXIAL CABLE LENGTH SHALL BE DETERMINED AFTER FIELD SWEEP TEST.

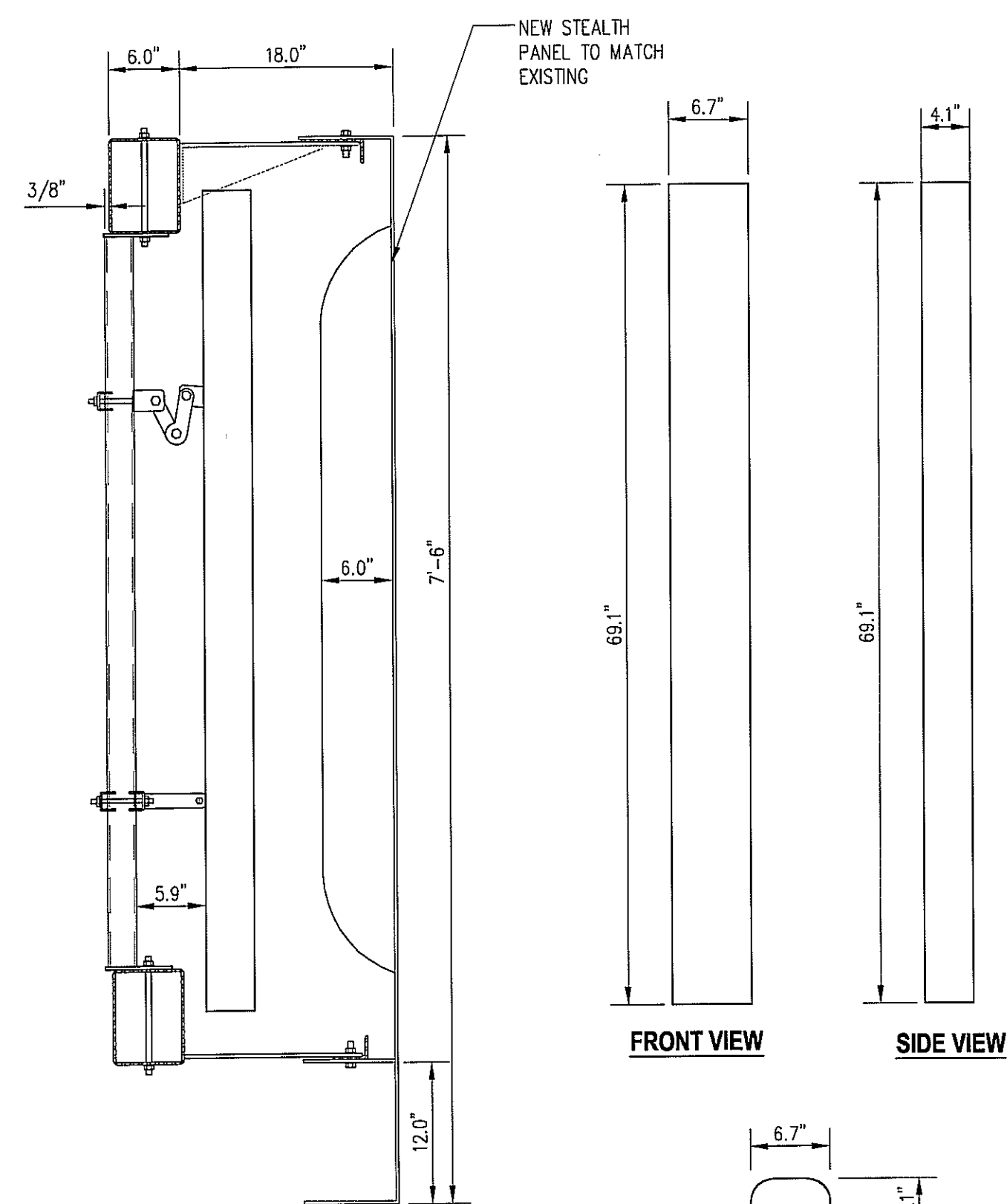
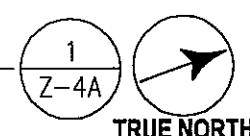
CABLE MINIMUM BEND RADIUS

ANDREW 1/2"	ANDREW 7/8"	ANDREW 1 1/4"	ANDREW 1 5/8"
5"	10"	15"	20"



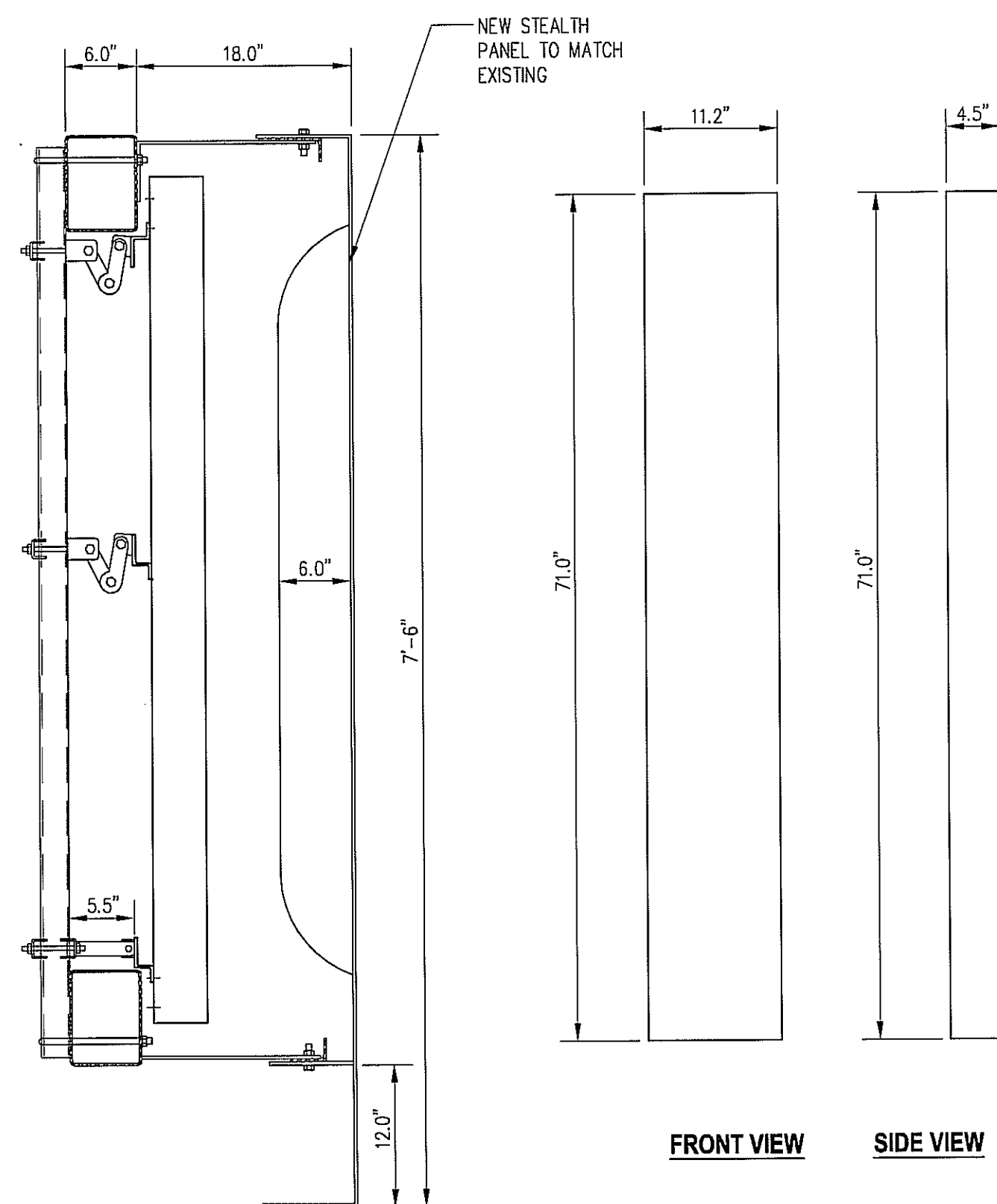
ANTENNA MOUNTING LAYOUT

SCALE: 3/4"=1'-0"



AVAILABLE CLEARANCE FOR 4" MECHANICAL DOWN TILT

ANTENNA MANUFACTURER - CSS
MODEL XP-19-60 (1900 MHZ)
(69.1" H x 6.7" W x 4.1" D)

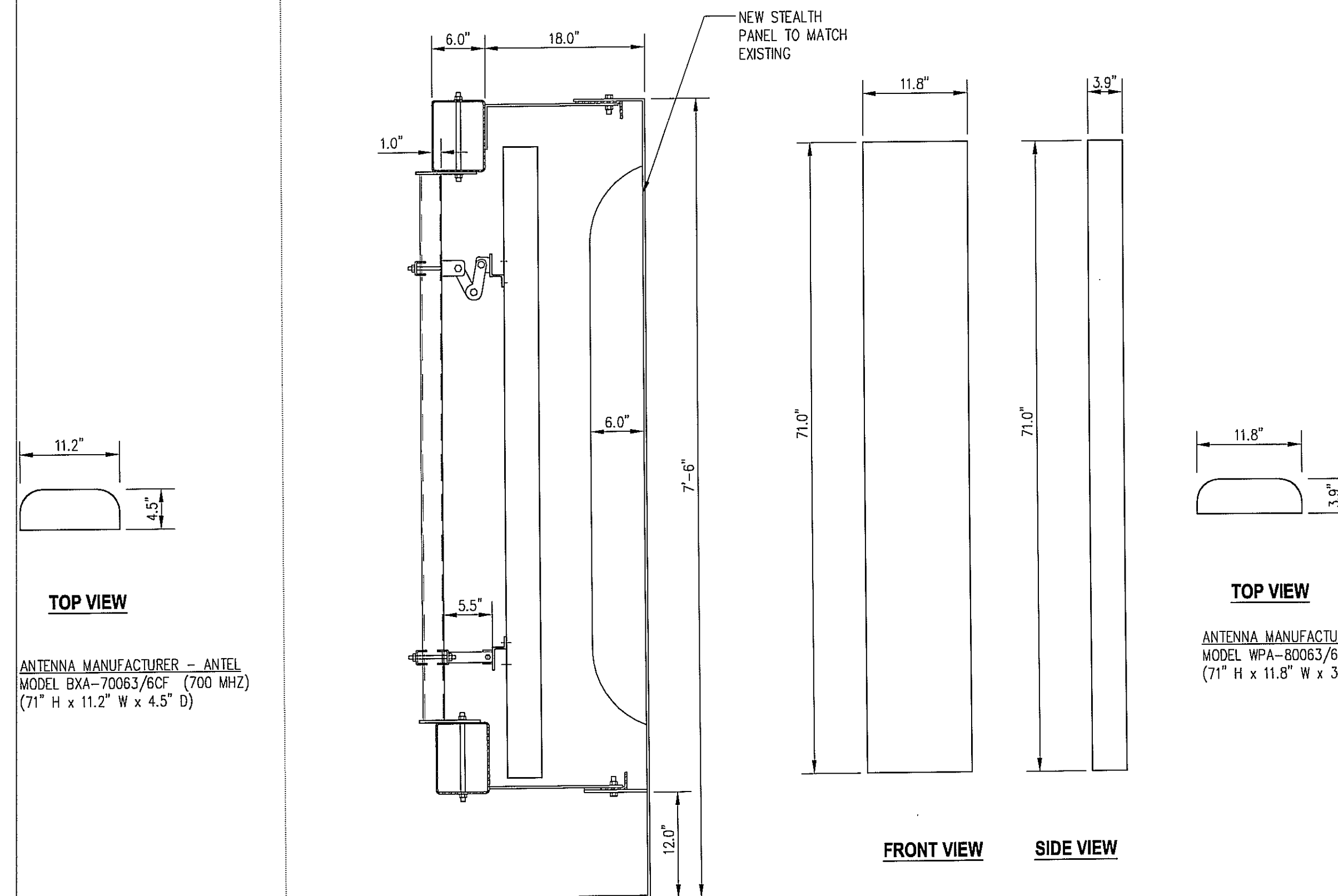


AVAILABLE CLEARANCE FOR 6" MECHANICAL DOWN TILT

ANTENNA MOUNTING DETAILS

SCALE: 1"=1'-0"

2
Z-4A



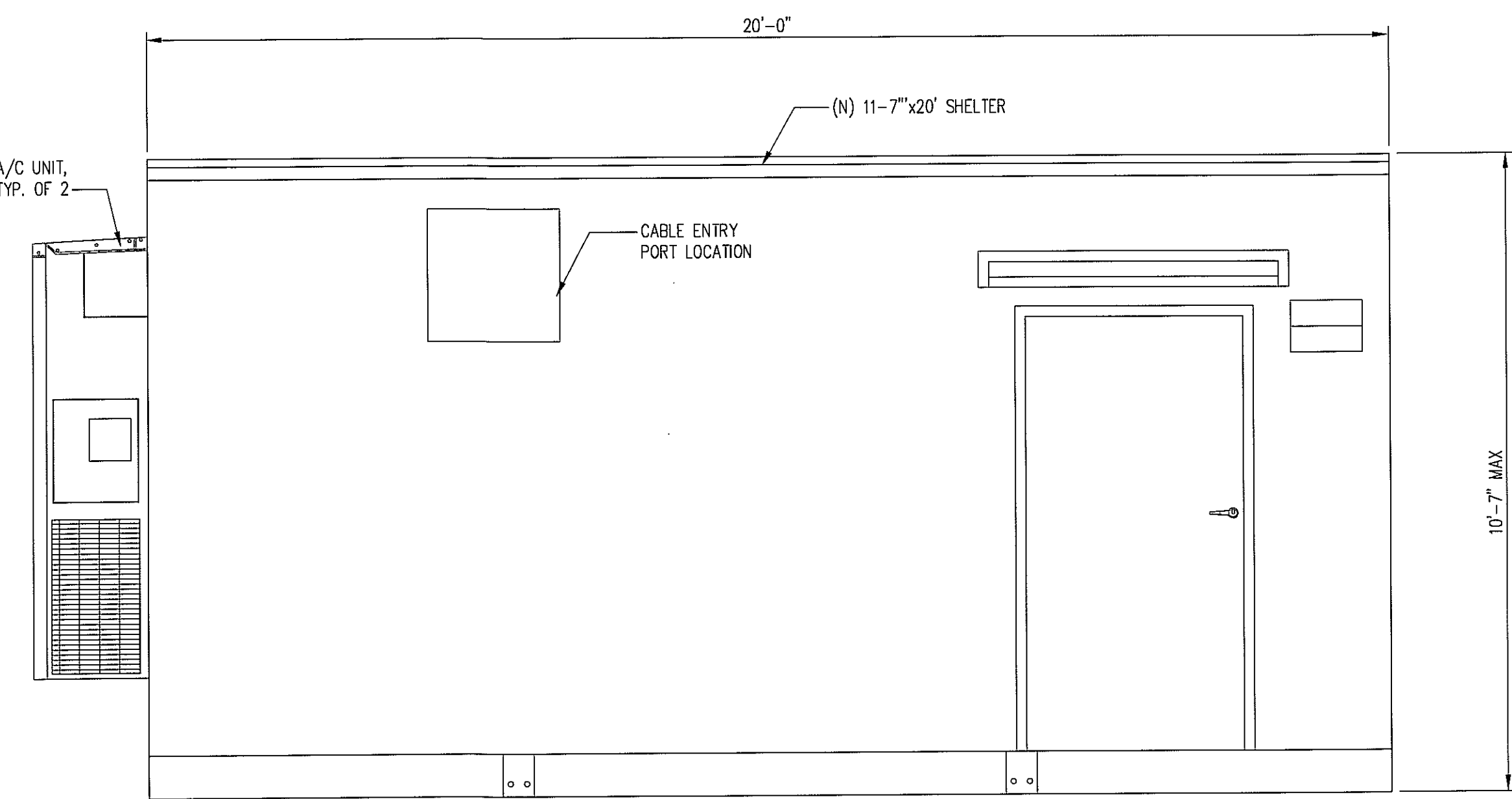
AVAILABLE CLEARANCE FOR 5" MECHANICAL DOWN TILT

Application No SEA 99-D-043 Staff Chris DeManche

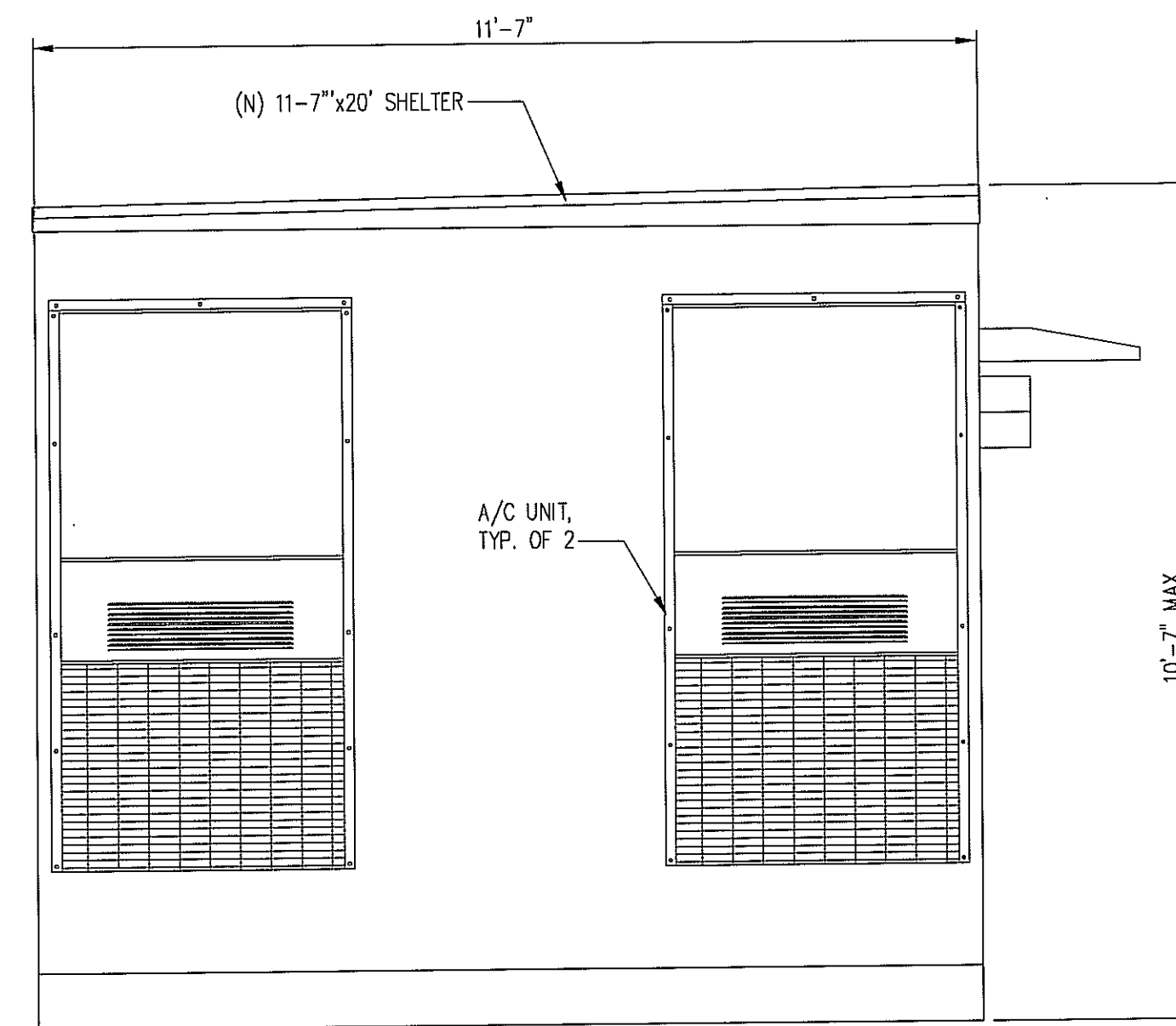
APPROVED (SE) SP PLAN

SEE DEVCNDS DATED
Date of (BOS) (BZA) approval 10/19/2010

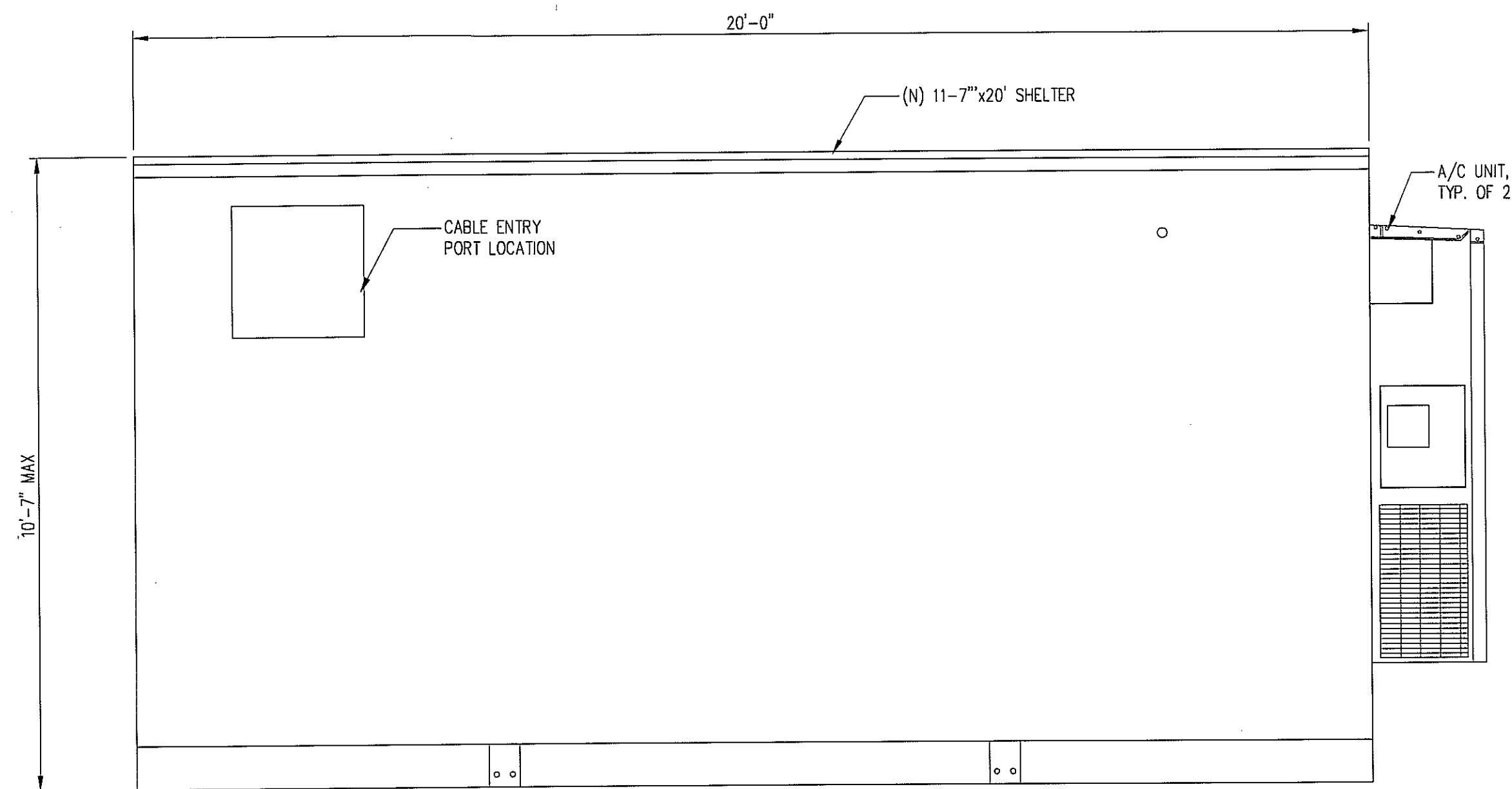
Sheet 7 of 17



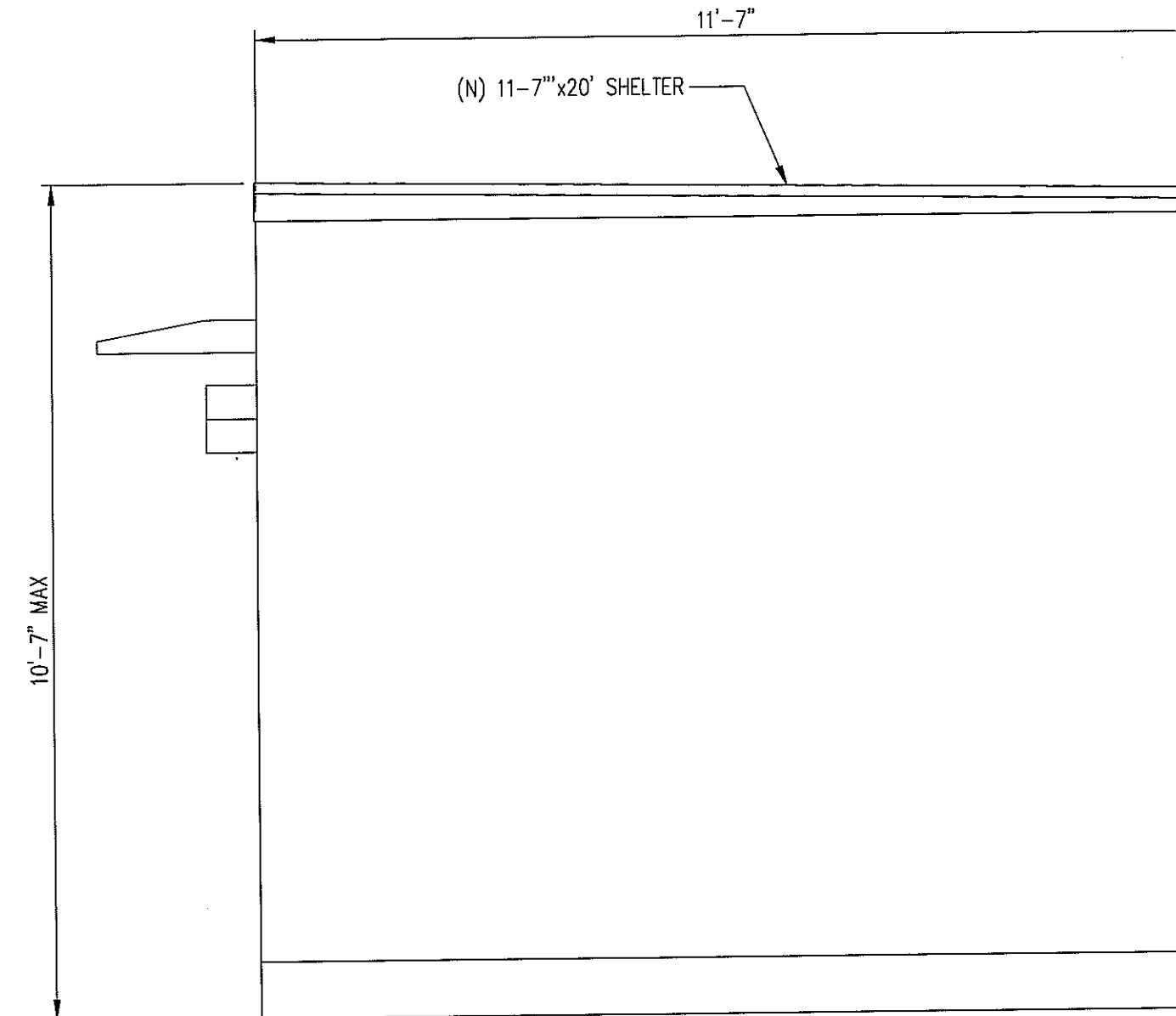
SHELTER ELEVATION 1
SCALE: 1/2"=1'-0"



SHELTER ELEVATION 3
SCALE: 1/2"=1'-0"



SHELTER ELEVATION 2
SCALE: 1/2"=1'-0"



SHELTER ELEVATION 4
SCALE: 1/2"=1'-0"

Application No SEA 99-D-043 Staff Chris DeManche
APPROVED SE SP PLAN
SEE DEV CONDS DATED _____
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Sheet 8 of 17

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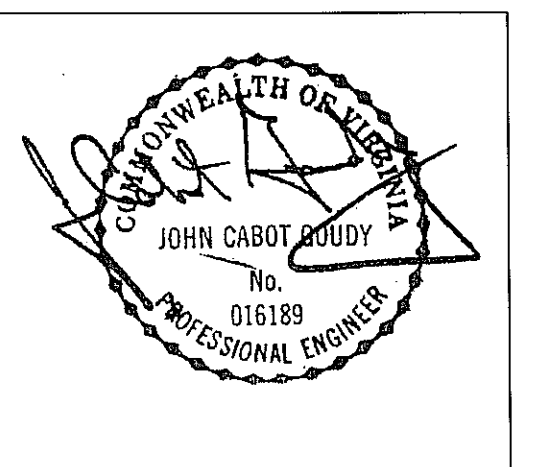
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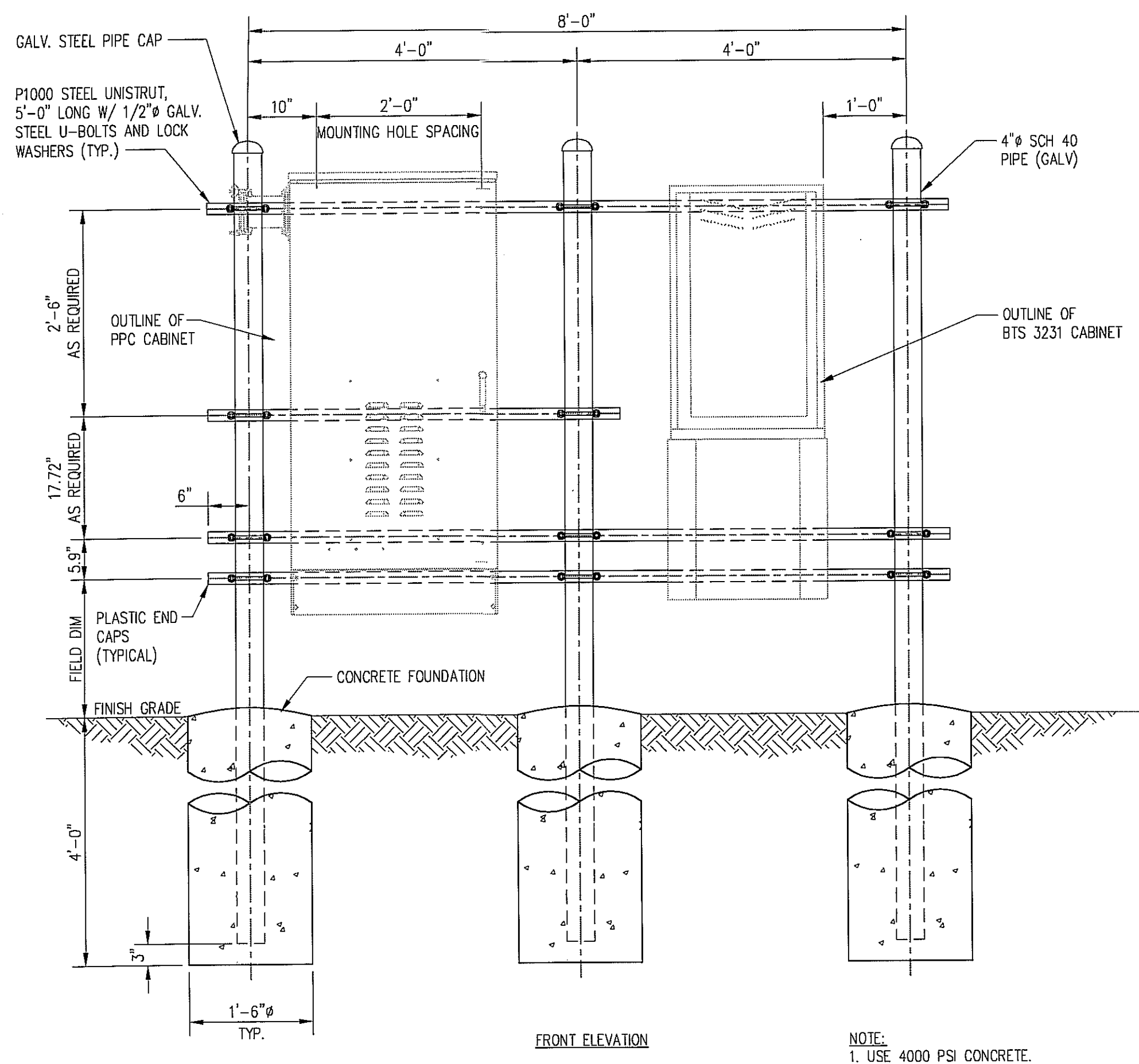
1089 LIBERTY MEETING COURT
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DRAWING TITLE:

VERIZON
SHELTER
ELEVATIONS

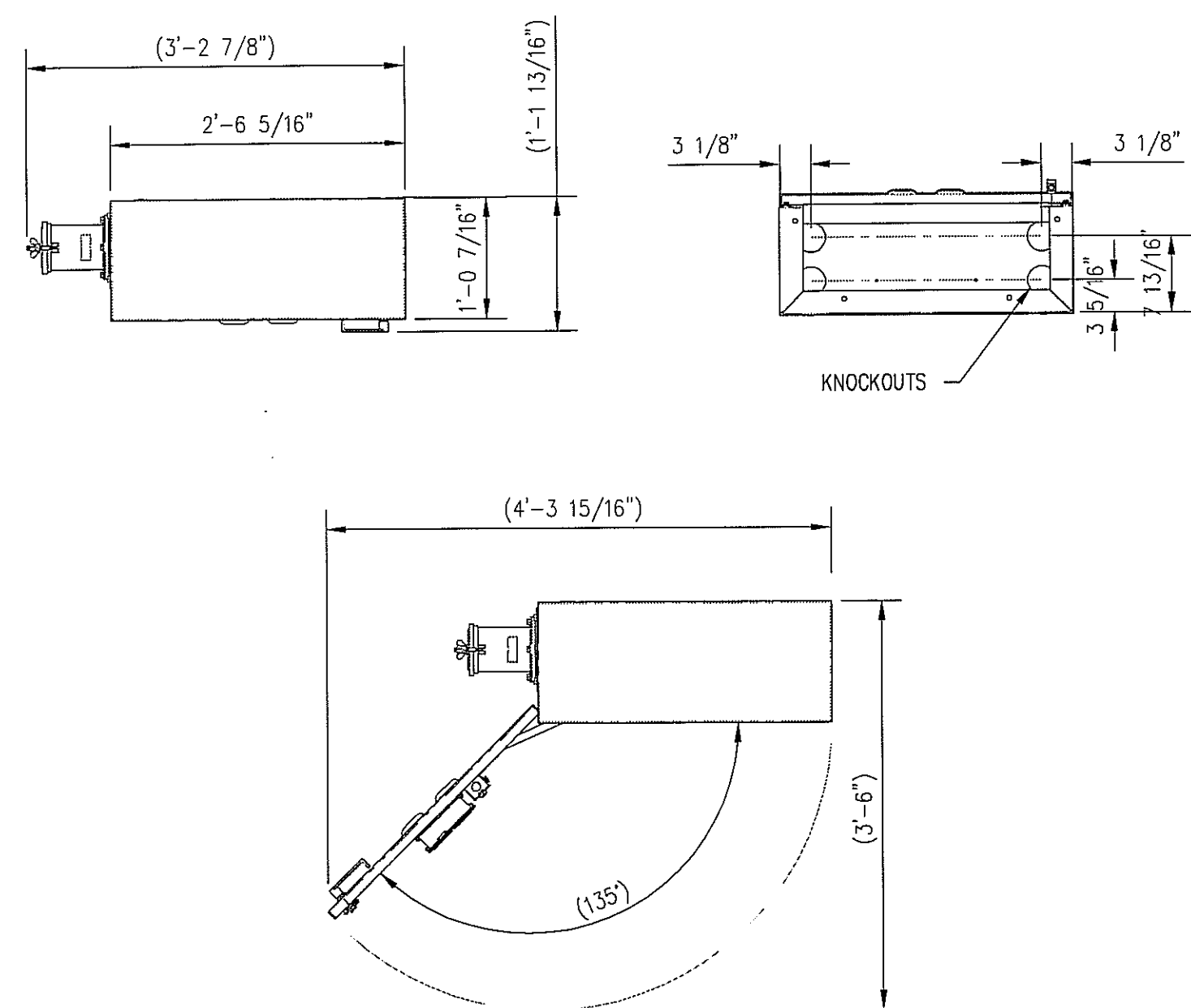
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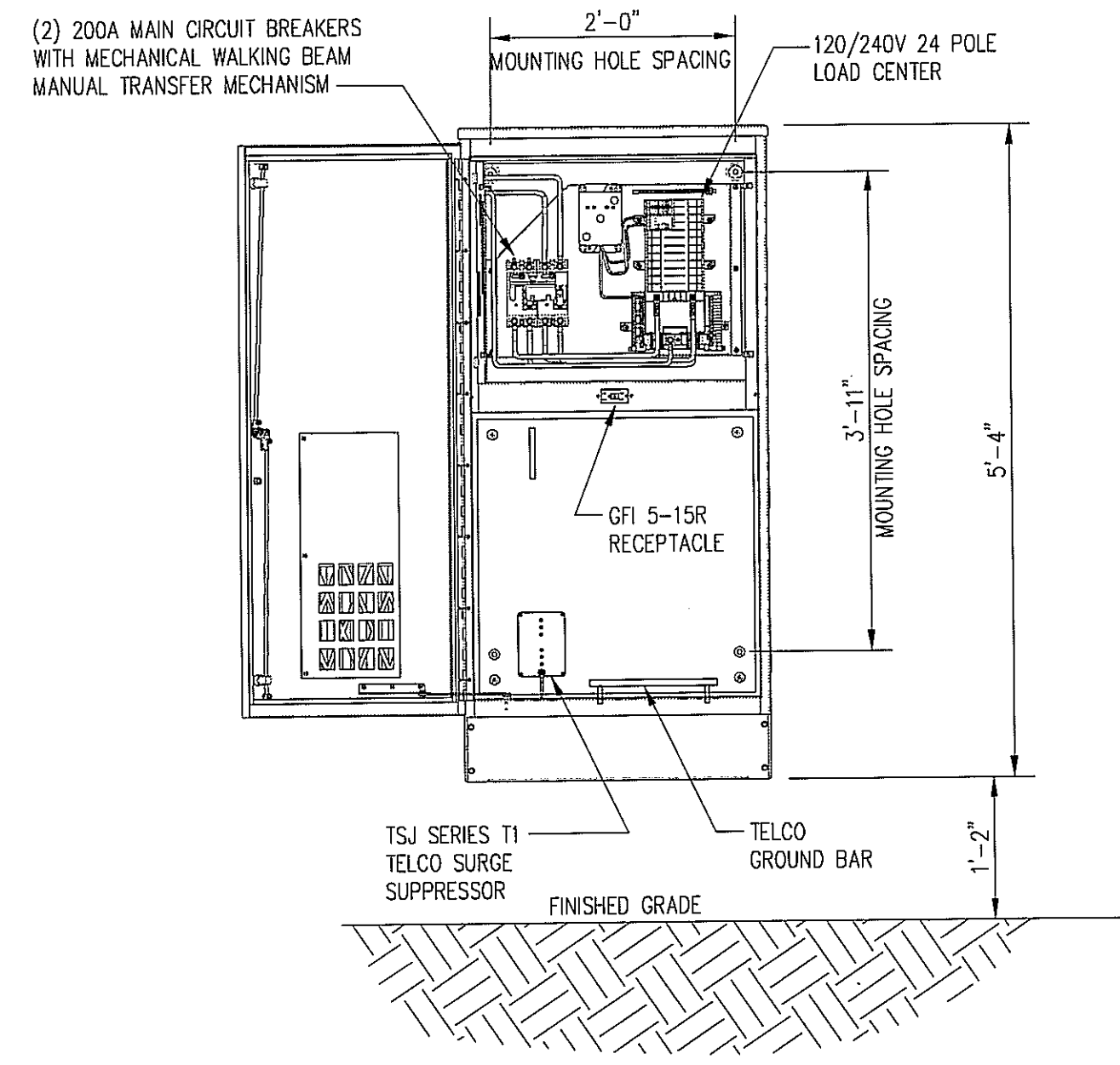
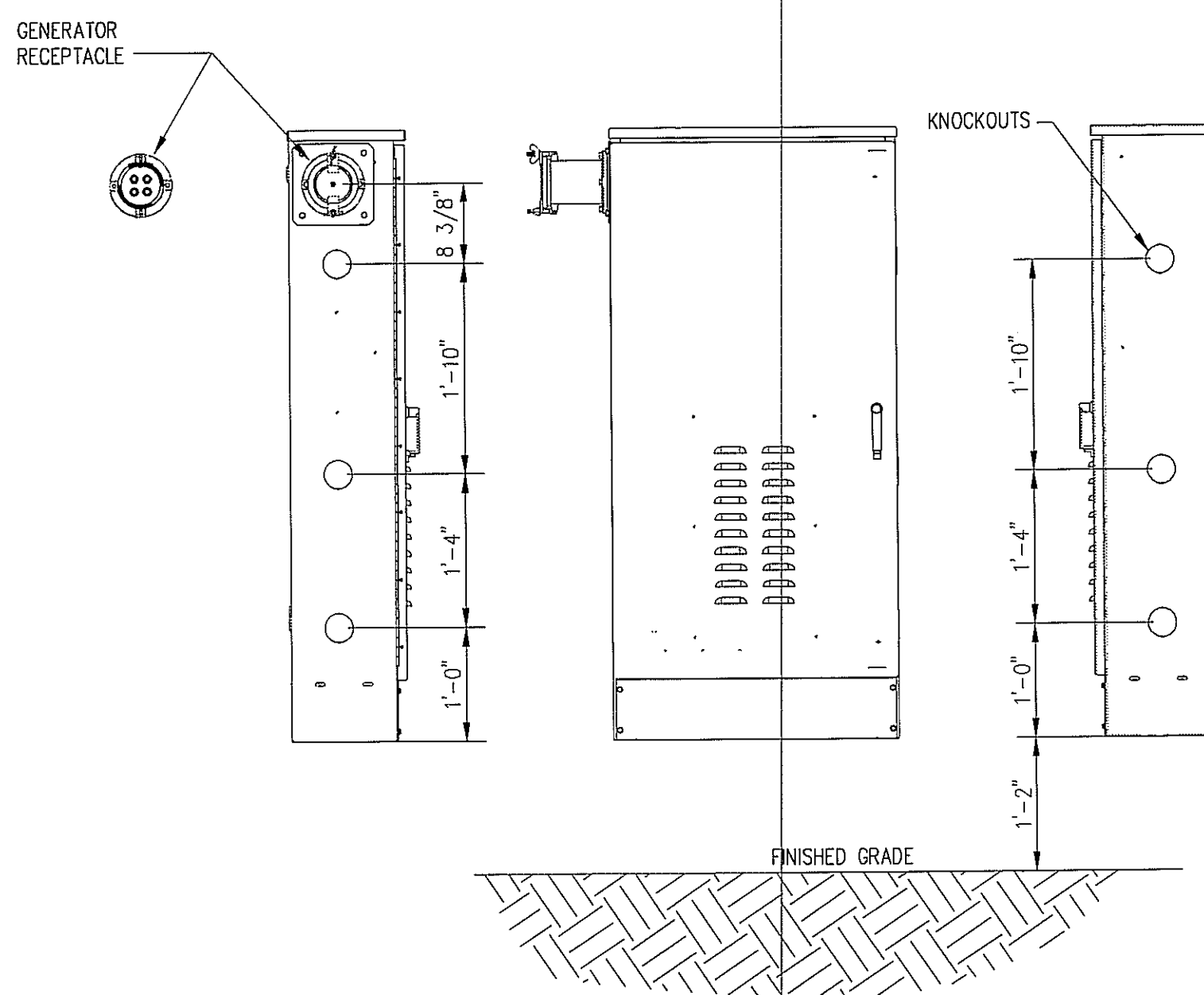
FRAME DETAIL
SCALE: 3/4"=1'-0"

1
Z-5A



PPC DETAILS
SCALE: 3/4"=1'-0"

2
Z-5A



Application No SEA 99-D-043 Staff Chris DeManche

APPROVED **SE** SP PLAN

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Sheet 9 of 17

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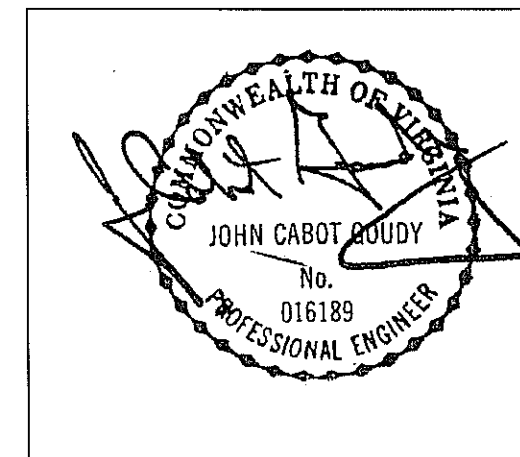
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SEA 99-D-043 /
SPA 83-D-022-05

SITE ADDRESS:

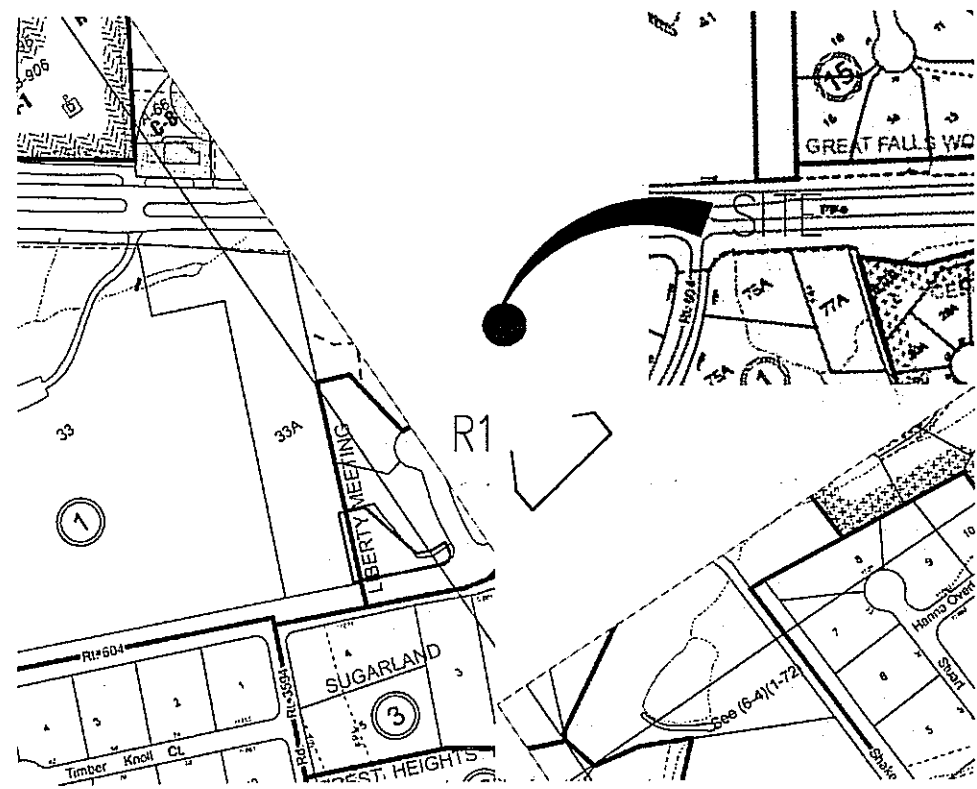
1089 LIBERTY MEETING COURT
HERNDON, VA 20170

DRAWING TITLE:

CRICKET
EQUIPMENT DETAILS

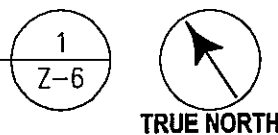
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Z-5A



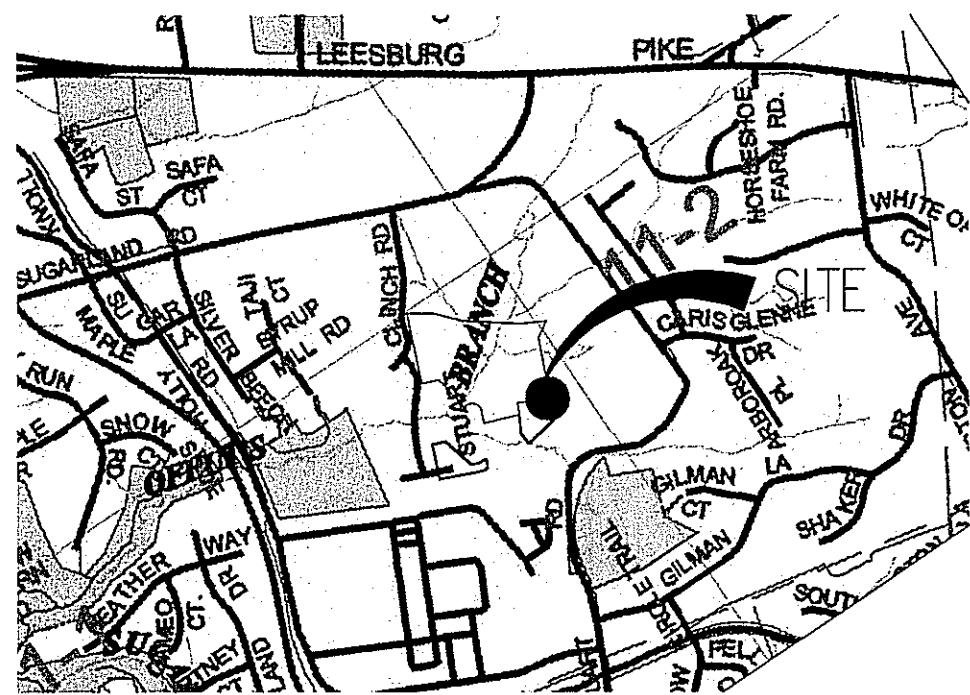
ZONING MAP

SCALE: 1"=500'



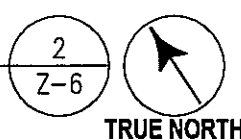
SOURCE:
FAIRFAX COUNTY COMPREHENSIVE PLANS

NOTES:
THE PROJECT SITE IS LOCATED IN A RESIDENTIAL AREA R-1.



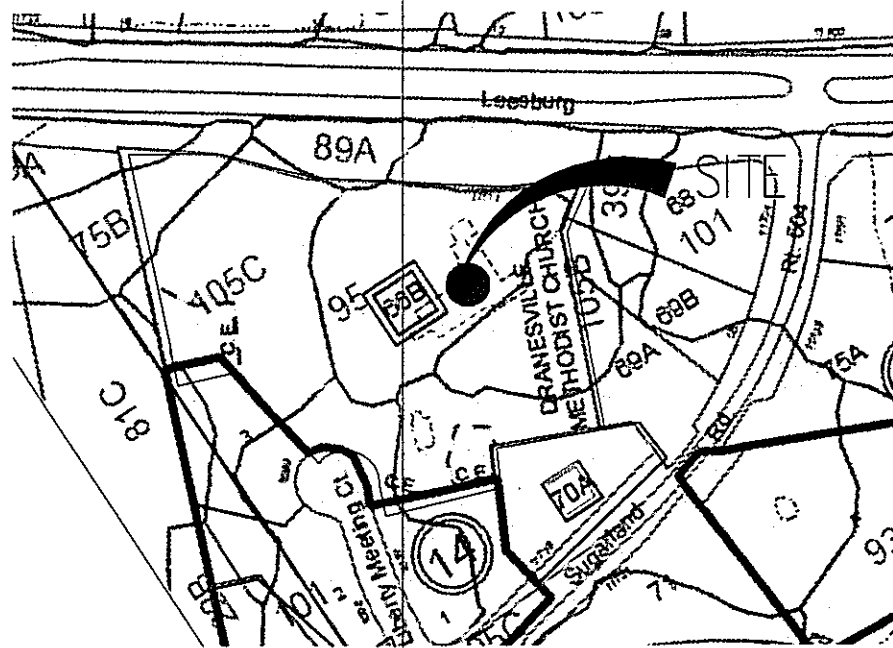
TRAIL MAP

SCALE: 1"=1000'



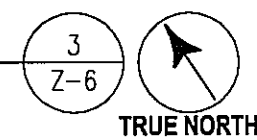
SOURCE:
FAIRFAX COUNTY COMPREHENSIVE PLAN

NOTES:
THERE IS A NEARBY MAJOR REGIONAL TRAIL SYSTEM AND MINOR PAVED TRAIL SYSTEM.



SOILS MAP

SCALE: 1"=300'



SOURCE:
FAIRFAX COUNTY
MAP SECTION 6-4

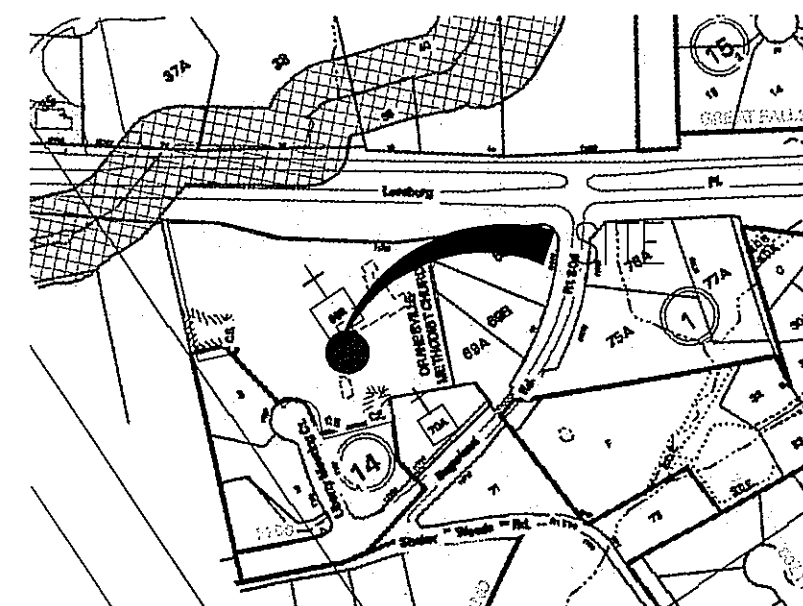
NOTE:
SOIL TYPE: 89A
SOIL NAME: ROWLAND SILT LOAM

SOIL TYPE: 95
SOIL NAME: URBAN LAND

SOIL TYPE: 101
SOIL NAME: URBAN LAND - WHEATON COMPLEX

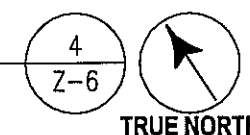
SOIL TYPE: 105B
SOIL NAME: WHEATON - GLENELG COMPLEX

SOIL TYPE: 105C
SOIL NAME: WHEATON - GLENELG COMPLEX

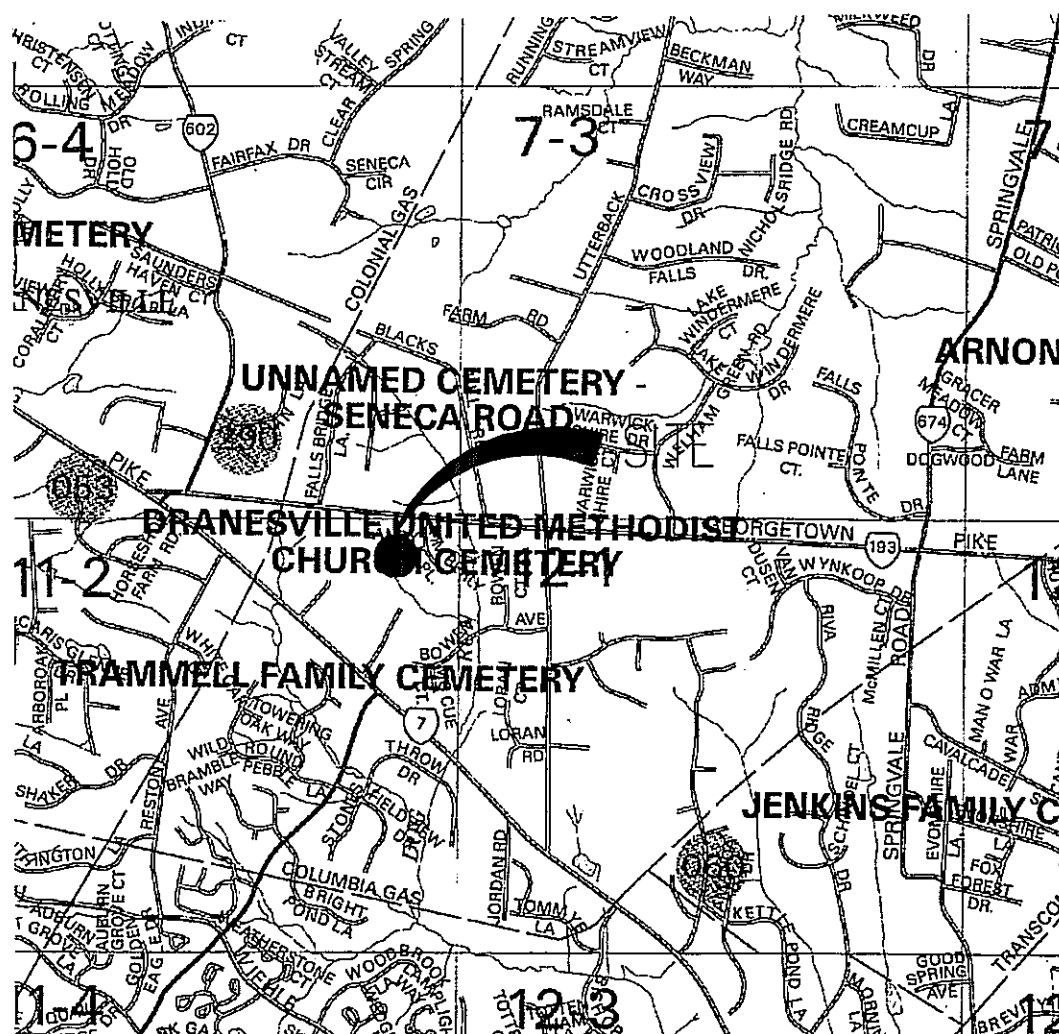


RESOURCE MANAGEMENT MAP

SCALE: 1"=500'

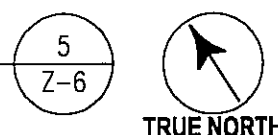


SOURCE:
FAIRFAX COUNTY COMPREHENSIVE PLANS



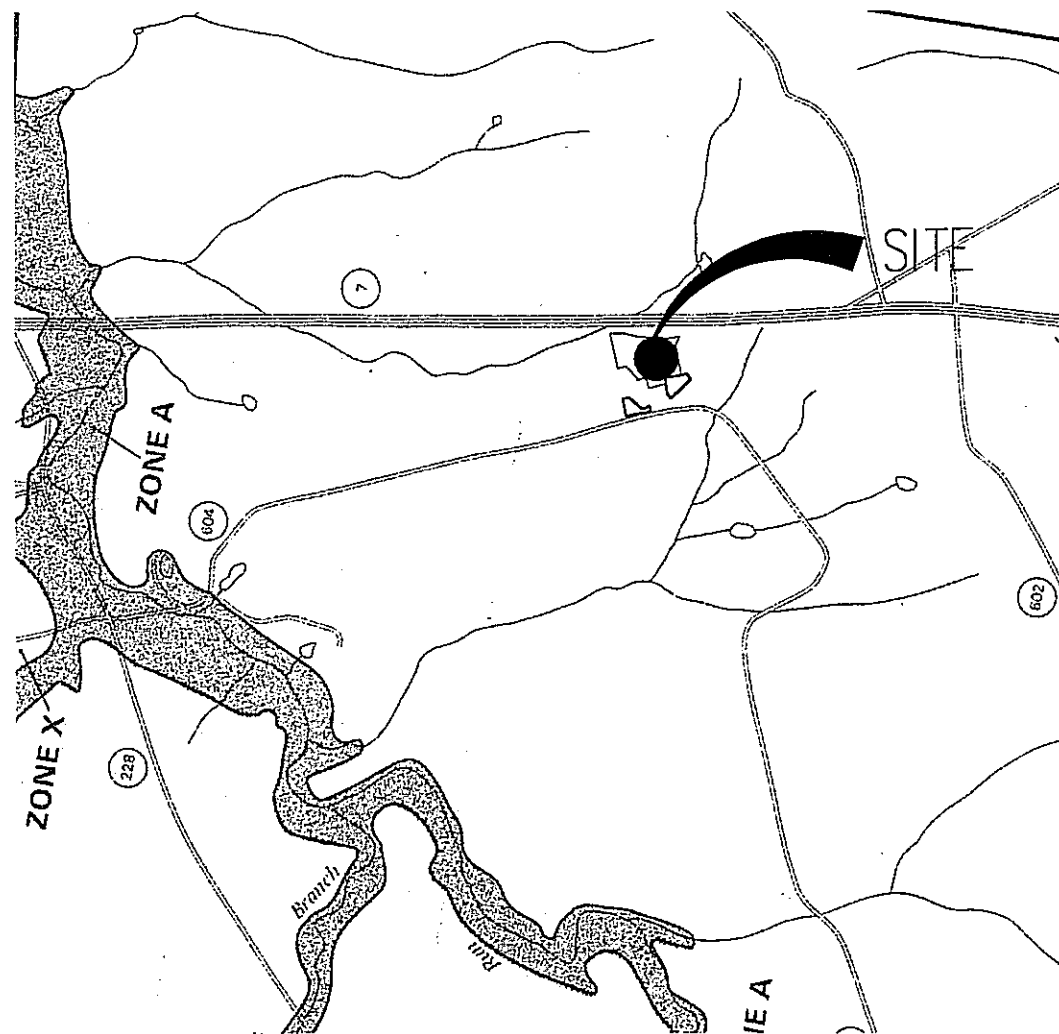
CEMETERY MAP

SCALE: 1"=300'



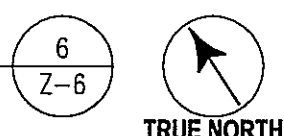
SOURCE:
FAIRFAX COUNTY CEMETERY MAP

NOTES:
THERE IS AN EXISTING CEMETERY ON THE PROPERTY.



FLOOD ZONE MAP

SCALE: 1" = 2,000'



SOURCE:
FEMA FLOOD MAP FOR FAIRFAX COUNTY, VA.
COMMUNITY PANEL NUMBER 515525 0050 D. MARCH 5, 1990.

NOTES:
THE PROJECT SITE IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED
TO BE OUTSIDE 500 YR FLOODPLAIN.

Application No SEA 99-D-043 Staff Chris DeManche

APPROVED SE SP PLAN

SEE DEV CONDS DATED _____
Date of (BOS) (BZA) approval 10/19/2010

Sheet 10 of 17

cricket

COMMUNICATIONS, INC.
7100 COLUMBIA GATEWAY DRIVE
SUITE 120
COLUMBIA, MD 21046

verizon wireless

9000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701

**DRANESVILLE
UNITED METHODIST CHURCH**
1089 LIBERTY MEETING COURT
HERNDON, VA 20170

entrex
communication services, inc.

1575 Eye Street, N.W. Suite 350
WASHINGTON, D.C. 20005
PHONE: (202)408-0960
FAX: (202)408-0961

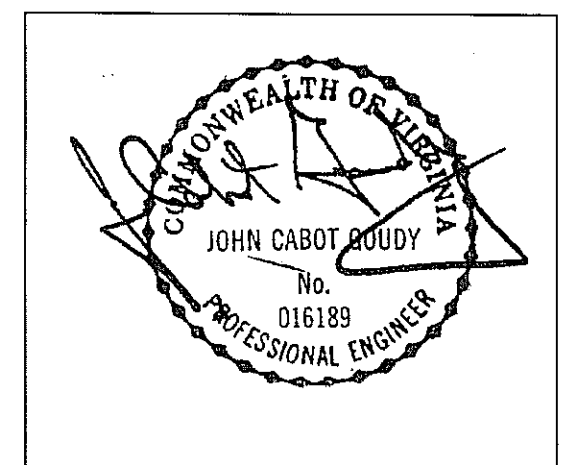
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OTHER THAN THAT WHICH RELATES TO
CLIENT NAME IS STRICTLY PROHIBITED.

REVISIONS

DESIGNED BY:		M.A.
CHECKED BY:		M.M.
NO	DATE	DESCRIPTION
	05-19-09	C/D/P REVIEW
	06-16-09	C/D/P REVIEW
	06-16-09	C/D/P SUBMISSION
	06-16-09	ANTENNA REVISION
	11-10-09	C/D/P REVIEW
	02-12-10	COUNTY COMMENTS
	07-01-10	COUNTY COMMENTS

PROJECT NO:

1129.110



TITLE:

**CRICKET / VERIZON / DRANESVILLE
UNITED METHODIST CHURCH
SPECIAL EXCEPTION AMENDMENT /
SPECIAL PERMIT AMENDMENT PLAT**

**SEA 99-D-043 /
SPA 83-D-022-05**

SITE ADDRESS:

**1089 LIBERTY MEETING COURT
HERNDON, VA 20170**

DRAWING TITLE:

CIVIL MAPS

DRAWING No.:

Z-6



PLANT LIST

Qty.	Sym.	Genus	Species	Variety	Common Name	Size	Spacing	Species Diversity % (not to exceed 35%)
3	IO	ILEX	OPACA		AMERICAN HOLLY	6" MIN. HT.	VARIABLE	17.65
3	JV	JUNIPERUS	VIRGINIANA		EASTERN RED CEDAR	6" MIN. HT.	VARIABLE	17.65
3	MG	MAGNOLIA	GRANDIFLORA		SOUTHERN MAGNOLIA	6" MIN. HT.	VARIABLE	17.65
2	PV	PINUS	VIRGINIANA		VIRGINIA PINE	6" MIN. HT.	VARIABLE	11.76
2	CM	CASTANEA	MOLLISIMA		CHINESE CHESTNUT	6" MIN. HT.	VARIABLE	11.76
1	LD	LARIX	DECIDUA		EUROPEAN LARCH	6" MIN. HT.	VARIABLE	5.88
2	AS	ACER	RUBRUM		RED MAPLE	6" MIN. HT.	VARIABLE	11.76
1	PC	PLANTUS	OCCIDENTALIS		SYCAMORE	6" MIN. HT.	VARIABLE	5.88
25	AJ	AUCUBA	JAPONICA		JAPANESE AUCUBA	5 GAL. MIN.	VARIABLE	
25	KL	KALMIA	LATIFOLIA		MOUNTAIN LAUREL	5 GAL. MIN.	VARIABLE	
25	VB	VIBURNUM	BURKWOODII		BURKWOOD VIBURNUM	5 GAL. MIN.	VARIABLE	

NOTES:
1. PLANTINGS WILL BE LOCATED AS TO NOT DISTURB EXISTING UTILITIES.
2. EXISTING MATURE TREES AROUND TELECOMMUNICATIONS FACILITY
+/- 60' - 80' HIGH.
EXISTING TREE TYPE
EV = EVERGREEN
DD = DECIDUOUS

cricket

COMMUNICATIONS, INC.

7100 COLUMBIA GATEWAY DRIVE

SUITE 120

COLUMBIA, MD 21046

verizon

wireless

9000 JUNCTION DRIVE

ANNAPOLIS JUNCTION, MD 20701

DRANESVILLE

UNITED METHODIST CHURCH

1089 LIBERTY MEETING COURT

HERNDON, VA 20170

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1575 Eye Street, N.W. Suite 350

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REVISIONS

DESIGNED BY:	M.A.	
CHECKED BY:	M.M.	
NO	DATE	DESCRIPTION
05-19-09		C/D/P REVIEW
06-16-09		C/D/P REVIEW
06-16-09		C/D/P SUBMISSION
06-16-09		ANTENNA REVISION
11-10-09		C/D/P REVIEW
02-12-10		COUNTY COMMENTS
07-01-10		COUNTY COMMENTS

PROJECT NO:
1129.110

STATE OF VIRGINIA

JOHN CABOT RODDY

No. 016189

PROFESSIONAL ENGINEER

TITLE:
CRICKET / VERIZON / DRANESVILLE
UNITED METHODIST CHURCH
SPECIAL EXCEPTION AMENDMENT /
SPECIAL PERMIT AMENDMENT PLAT

SEA 99-D-043 /
SPA 83-D-022-05

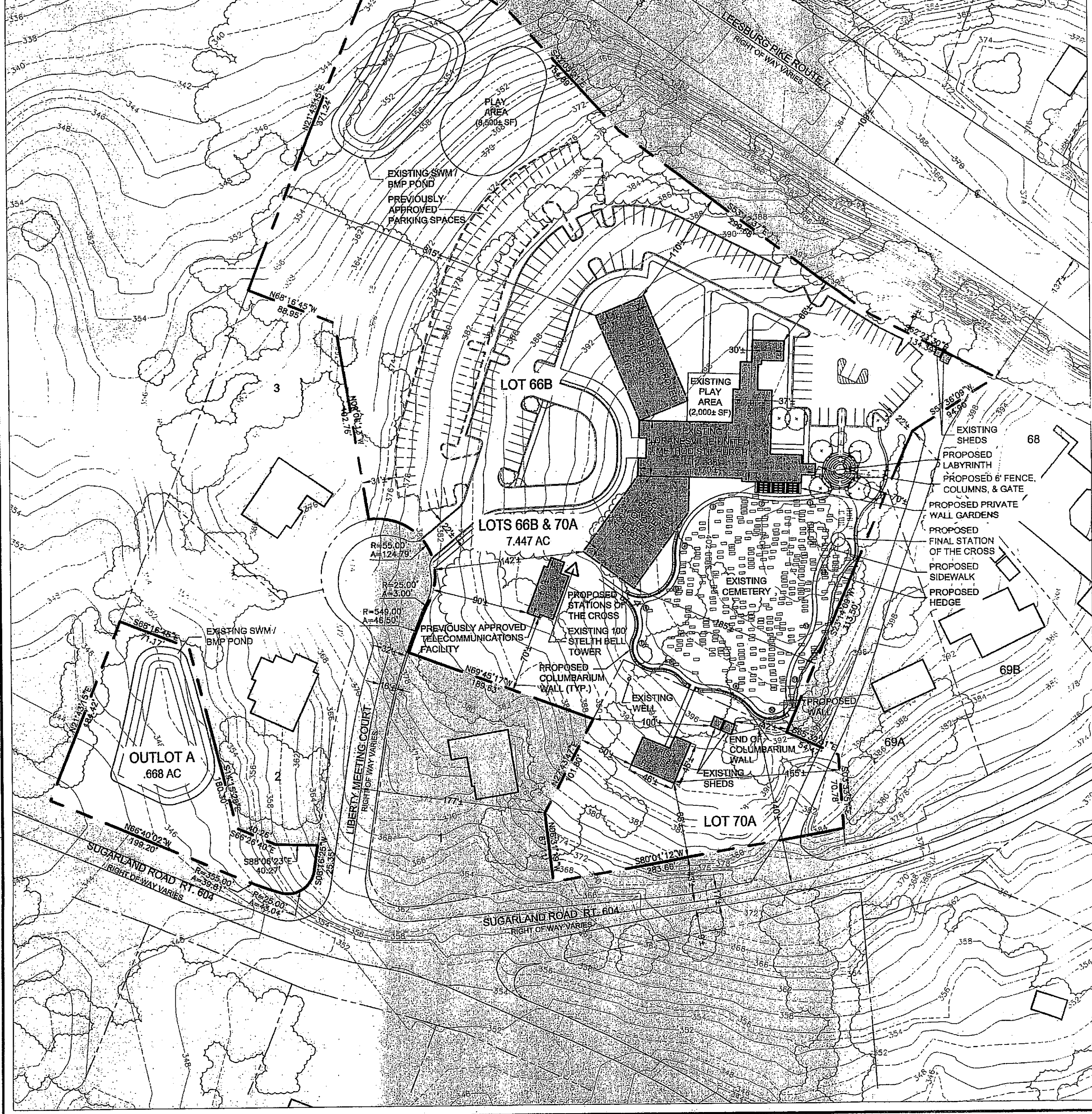
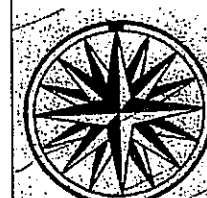
SITE ADDRESS:
1089 LIBERTY MEETING COURT
HERNDON, VA 20170

DRAWING TITLE:
LANDSCAPING
PLAN

DRAWING No.:
Z-7

- Legend**
- EXISTING BUILDING
 - AREA NOT INCLUDED IN THIS APPLICATION
 - PROPOSED LARGE DECIDUOUS TREE
 - PROPOSED SHRUB MASS
 - EXISTING VEGETATION
 - PROPOSED FENCE / COLUMN

NOTE:
THE MEANDERING SIDEWALK WILL BE FIELD LOCATED IN THE GENERAL VICINITY AS REPRESENTED ON THE GRAPHIC IN RECOGNITION OF THE EXISTING GRAVES.



NOTES:

1. THIS SPECIAL PERMIT AMENDMENT PLAT ACCOMPANIES AN APPLICATION THAT HAS BEEN FILED TO REVISE THE CURRENTLY APPROVED DEVELOPMENT PROGRAM FOR THE SUBJECT PROPERTY (IDENTIFIED AS 64 (11) 668 AND 64 (11) A. THE SUBJECT PROPERTY) IS THE SITE OF THE DRANESVILLE UNITED METHODIST CHURCH AND A RELATED ACCESSORY PARISH HOUSE, CEMETERY AND TELECOMMUNICATION FACILITY. A PRIVATE SCHOOL OF GENERAL EDUCATION ALSO OCCUPIES THE CHURCH BUILDING.
2. THE SUBJECT PROPERTY IS ZONED TO THE R-1 DISTRICT (RESIDENTIAL DISTRICT, ONE DWELLING UNIT/ACRE). IT HAS A LAND AREA OF 8.11 ACRES. THE PROPERTY IS SUBJECT TO SPECIAL PERMIT SP 83-D-022 WHICH WAS APPROVED BY THE BOARD OF ZONING APPEALS (BZA) ON JUNE 21, 1983. ON THAT DATE, THE BZA APPROVED THE APPLICATION TO PERMIT THE ADDITION OF A NARROW TOWER TO THE CHURCH BUILDING AND AN INCREASE IN SANCTUARY SEATING CAPACITY FROM 140 TO 238 SEATS.
3. THE BZA APPROVED SPA 84-D-043 ON MAY 10, 1984 TO ALLOW A MODIFICATION OF THE DUSTLESS SURFACE REQUIREMENT FOR A GRAVEL PARKING LOT. ON MAY 14, 1988, THE BZA APPROVED SPA 83-D-022 TO IMPROVE THE EXISTING CHURCH FACILITY WITH ADDITIONS AND RENOVATIONS IN THREE PHASES, AS WELL AS PERMIT THE ADDITION OF A NURSERY SCHOOL AND CHILD CARE CENTER WITH A MAXIMUM DAILY ENROLLMENT OF 90 CHILDREN.
4. THE BZA APPROVED SPA 83-D-022-2 ON NOVEMBER 14, 2001 TO ALLOW THE CONSTRUCTION OF A BELL TOWER FOR A TELECOMMUNICATIONS FACILITY AND UTILIZATION OF AN EXISTING DWELLING UNIT FOR AN EQUIPMENT BUILDING. IN CONJUNCTION WITH THIS APPLICATION, THE FAIRFAX COUNTY BOARD OF SUPERVISORS APPROVED A SPECIAL EXCEPTION REFERENCED AS SE 99-D-043 TO PERMIT A MONOPOLY IN THE R-1 DISTRICT. THE MOST RECENT APPROVAL BY THE BZA OCCURRED ON OCTOBER 19, 2004, WHEN THE CHILD CARE CENTER AND NURSERY SCHOOL USE WAS AMENDED TO PERMIT A PRIVATE SCHOOL OF GENERAL EDUCATION (SPA-83-D-022-3).
5. THE PURPOSE OF THIS SPECIAL PERMIT AMENDMENT IS TO ALLOW CERTAIN SITE IMPROVEMENTS TO THE CURRENTLY APPROVED DEVELOPMENT PROGRAM ON THE PROPERTY. THE PROPOSED SITE IMPROVEMENTS ARE WALLS, A FENCE, WALKWAYS AND A POSSIBLE LABYRINTH AND STATIONS OF THE CROSS AS SHOWN ON THE GRAPHIC. THE WALLS WILL BE DESIGNED TO ACCOMMODATE APPROXIMATELY 2320 12" X 12" COLUMBARIAN NICHES. A SCHEMATIC DESIGN OF THE WALLS IS PRESENTED ON SHEET 3.
6. A SECOND PURPOSE OF THE SPECIAL PERMIT AMENDMENT IS TO INCREASE THE ENROLLMENT OF THE PRIVATE SCHOOL OF GENERAL EDUCATION BY NINE (9) STUDENTS FOR A TOTAL ENROLLMENT OF 99 STUDENTS (90 + 9). APPROXIMATELY 49 STUDENTS WILL BE IN GRADES K-3 AND APPROXIMATELY 50 STUDENTS WILL BE IN GRADES 4-8. THERE WILL BE NO INCREASE IN THE NUMBER OF STAFF ASSOCIATED WITH THE PRIVATE SCHOOL OF GENERAL EDUCATION.
7. NO OTHER REVISIONS ARE PROPOSED TO THE CURRENTLY APPROVED DEVELOPMENT PROGRAM.
8. THE TOPOGRAPHY REPRESENTED ON THE GRAPHIC IS AT A CONTOUR INTERVAL OF TWO (2) FEET COMPILED FROM COUNTY TOPOGRAPHY AT FIVE (5) FOOT INTERVALS INTERPOLATED TO TWO (2) FOOT INTERVALS.
9. THE BOUNDARY INFORMATION REPRESENTED ON THE GRAPHIC IS FROM THE SPA 83-D-022-2 PLAT THAT WAS APPROVED BY THE BZA ON NOVEMBER 14, 2001.
10. THE MINIMUM YARD REQUIREMENTS IN THE R-1 DISTRICT FOR ALL OTHER STRUCTURES ARE AS FOLLOWS:
FRONT YARD: CONTROLLED BY A 50 ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.
SIDE YARD: CONTROLLED BY A 45 ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET.
REAR YARD: CONTROLLED BY A 45 ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET.
11. THE EXISTING CHURCH USE IS CURRENTLY SERVED BY PUBLIC SANITARY SEWER AND WATER THAT ARE LOCATED ON THE SITE. THE PARISH HOUSE IS SERVED BY A PRIVATE WELL. THE LOCATION OF WHICH IS IDENTIFIED ON THE GRAPHIC. THE PARISH HOUSE IS SERVED BY PUBLIC SANITARY SEWER.
12. PRELIMINARY REVIEW SUGGESTS THE USES ON THE SUBJECT PROPERTY ARE ADEQUATELY SERVED BY EXISTING STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICE FACILITIES. AS NOTED ON SHEET 3, THE EXISTING STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICE (BMP) FACILITIES ARE SUFFICIENTLY SIZED TO SERVE THE PROPOSED SITE IMPROVEMENTS.
13. THERE IS NO FLOODPLAIN, NO RESOURCE PROTECTION AREA (RPA) OR NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ON THE SUBJECT PROPERTY.
14. TO THE BEST OF OUR KNOWLEDGE, ALL KNOWN GRAVES ON THE SUBJECT PROPERTY ARE LOCATED WITHIN THE EXISTING CEMETERY BOUNDARIES REPRESENTED ON THE GRAPHIC.
15. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY THAT HAVE A WIDTH OF TWENTY-FIVE (25) FEET OR MORE AND THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS.
16. AN EXISTING CHURCH BUILDING, A PARISH HOUSE AND A CEMETERY ARE LOCATED ON THE SUBJECT PROPERTY. THE ORIGINAL CHURCH BUILDING WAS BUILT IN 1932. ACCORDING TO FAIRFAX COUNTY ASSESSMENT RECORDS, THE PARISH HOUSE WAS CONSTRUCTED IN 1986. ADDITIONS TO THE ORIGINAL CHURCH BUILDING HAVE BEEN CONSTRUCTED OVER THE YEARS AND THERE ARE FURTHER ADDITIONS THAT HAVE BEEN APPROVED BUT NOT YET CONSTRUCTED. THE ORIGINAL CHURCH BUILDING IS RECOGNIZED IN THE INVENTORY OF HISTORIC SITES IN FAIRFAX COUNTY. THERE ARE NO PROPOSED ALTERATIONS OR FURTHER ADDITIONS TO THE EXISTING BUILDINGS WITH THIS APPLICATION OTHER THAN THE PROPOSED CHURCH WALL (GARDENS) EXTENSIONS ON THE REAR OF THE CHURCH BUILDING.
17. THE SUBJECT PROPERTY LIES IN THE UP4-GREATER HERNDON COMMUNITY PLANNING SECTOR, UPPER POTOMAC PLANNING DISTRICT, AREA III OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN RECOMMENDS RESIDENTIAL DEVELOPMENT AT 5-1 DWELLING UNIT PER ACRE FOR THE GENERAL AREA OF THE SUBJECT PROPERTY. THE PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY IS IN CONFORMANCE WITH THIS LAND USE RECOMMENDATION.
18. THE COUNTYWIDE TRAILS PLAN RECOMMENDS A MAJOR PAVED TRAIL ON BOTH SIDES OF ROUTE 7, A MINOR PAVED TRAIL ALONG SUGARLAND ROAD, AND A STREAM VALLEY TRAIL ALONG A BRANCH OF THE SUGARLAND RUN TO THE EAST OF THE SUBJECT PROPERTY.
19. THE STATEMENTS REQUIRED BY PAR. 8-6 OF SECT. 8-011 OF THE ZONING ORDINANCE ARE FURNISHED IN A SEPARATE DOCUMENT.
20. AS THERE IS NO ACCESS TO THE SUBJECT PROPERTY FROM ROUTE 7, LEESBURG PIKE, A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG ROUTE 7 IS HEREBY REQUESTED.
21. THERE IS A TRANSITIONAL SCREENING YARD 1 AND A BARRIER REQUIRED FOR THE EXISTING PROPOSED USE ALONG THE NORTHERN, EASTERN AND SOUTHERN BOUNDARIES OF THE SUBJECT PROPERTY. THERE IS NO REQUIREMENT ALONG THE WESTERN BOUNDARY. GIVEN THE NATURE OF THE EXISTING USES AND THE PROPOSED SITE IMPROVEMENTS ON THE SUBJECT PROPERTY, A WAIVER OF THE TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENT IS HEREBY REQUESTED.
22. THERE ARE NO LIMITS OF CLEARING AND GRADING REPRESENTED ON THE GRAPHIC. GIVEN THE NATURE OF THE PROPOSED SITE IMPROVEMENTS, THE LIMITS WILL BE HELD TO THREE (3) FEET ON EITHER SIDE OF THE PROPOSED IMPROVEMENTS.
23. TO THE BEST OF OUR KNOWLEDGE, THERE ARE LIMITED QUANTITIES OF GASOLINE, FERTILIZER AND CHEMICALS CURRENTLY LOCATED ON THE SUBJECT PROPERTY THAT ARE CUSTOMARY WITH ASSOCIATED WITH THE GROUND'S MAINTENANCE AND BUILDING MAINTENANCE. THE PROPOSED AMENDMENT TO THE USE WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY ADDITIONAL SUCH SUBSTANCES. TO THE BEST OF OUR KNOWLEDGE, SUCH SUBSTANCES AREN'T BE UTILIZED, STORED AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

24. THE LOCATIONS, ARRANGEMENT AND SIZES OF THE PROPOSED STRUCTURES AND SITE IMPROVEMENTS SHOWN ON THE GRAPHIC ARE APPROXIMATE AND MAY BE THE SUBJECT OF ADJUSTMENT BASED ON FINAL ARCHITECTURAL AND ENGINEERING DESIGN. THE GROSS FLOOR AREAS FOR THE INDIVIDUAL BUILDINGS ARE PRESENTED IN THE TABULATION FOR INFORMATION ONLY. IN ADDITION, IT IS TO BE NOTED THAT THE PREVIOUSLY APPROVED BUILDINGS ADDITIONS MAY HAVE CELLAR SPACE WHICH SPACE WILL BE CALCULATED FOR PARKING IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 25 OF SECT. 11-102 OF THE ZONING ORDINANCE.
25. IT IS TO BE UNDERSTOOD THAT THE GROSS FLOOR AREA REPRESENTATIONS FOR THE INDIVIDUAL BUILDINGS AND BUILDING ADDITIONS THAT HAVE BEEN PREVIOUSLY APPROVED MAY BE INCREASED AND/OR TRANSFERRED FROM ONE ADDITION TO ANOTHER AS LONG AS THE GRAND TOTAL GROSS FLOOR AREA THAT IS REPRESENTED IN THE TABULATION IS NOT EXCEEDED AND THE BUILDING FOOTPRINTS AND HEIGHTS ARE IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS SET FORTH ON THE GRAPHIC AND IN THE TABULATION.
26. IT IS TO BE UNDERSTOOD THAT IN ADDITION TO THE PROPOSED SITE IMPROVEMENTS REPRESENTED ON THE GRAPHIC, THERE MAY BE OTHER ACCESSORY FEATURES SUCH AS WATER FOUNTAINS, BICYCLE RACKS, PICNIC TABLES, PLAY EQUIPMENT, TRASH RECEPTACLES, FREESTANDING SIGNS, TRAILS AND PATHS LOCATED THROUGHOUT THE SITE. ALL SUCH ACCESSORY FEATURES WILL BE IN STRICT ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE AND OTHER COUNTY REGULATIONS. ALL SIGNS ACCESSORY TO THE EXISTING/PROPOSED USE WILL BE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE.
27. IT IS TO BE FURTHER UNDERSTOOD THAT THERE MAY BE A FREESTANDING SUPPORT BUILDING(S) LOCATED ON THE SUBJECT PROPERTY THAT MAY BE USED FOR STORAGE OF MATERIALS AND EQUIPMENT RELATED TO THE CHURCH, PARISH HOUSE AND CEMETERY OPERATIONS AND MAINTENANCE. THE GROSS FLOOR AREAS OF SAID SUPPORT BUILDING(S) WILL BE SUBJECT TO THE TOTAL GROSS FLOOR AREA CALCULATIONS PERMITTED FOR THE SUBJECT PROPERTY. NO SUPPORT BUILDING WILL EXCEED TEN (10) FEET IN HEIGHT.
28. THE EXISTING/PROPOSED USE HAS/WILL REQUIRE OUTSIDE LIGHTING OF THE PARKING AREAS, AND LOW INTENSITY LIGHTING OF THE BUILDING(S) AND CEMETERY MAY BE PROVIDED. THE LOCATION AND HEIGHT OF THE LIGHT STANDARDS HAVE BEEN/BE WILL BE PRESENTED ON THE SITE PLAN(S). ALL LIGHTS WILL BE LOCATED AND DESIGNED TO REDUCE GLARE ON ADJOINING PROPERTIES IN ACCORDANCE WITH THE GLARE STANDARDS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE.
29. THE EXISTING USE MAY REQUIRE OUTSIDE LOUDSPEAKERS, THE LOCATION OF WHICH WILL BE PRESENTED ON THE SITE PLAN(S). THE LOUDSPEAKERS WILL BE DESIGNED TO SATISFY THE NOISE STANDARDS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE. THEY WILL BE USED FOR EMERGENCY PURPOSES ONLY.
30. IT IS TO BE UNDERSTOOD THAT THE NUMBER OF PARKING SPACES REPRESENTED ON THE GRAPHIC AND ON THE TABULATION SATISFIES THE MINIMUM NUMBER THAT ARE REQUIRED, AND THAT THE APPLICANT RESERVES THE RIGHT TO PROVIDE A GREATER OR LESSER NUMBER OF SPACES AS MAY BE APPROVED BY THE DIRECTOR SO LONG AS THE AMOUNT OF OPEN SPACE AS REPRESENTED IN THE TABULATION AND THE DISTANCES TO THE PERIPHERAL LOT LINES AS REPRESENTED ON THE GRAPHIC ARE NOT REDUCED.
31. IT IS TO BE FURTHER UNDERSTOOD THAT THE PROVISION OF PARKING SPACES MAY BE PHASED IN ACCORDANCE WITH THE PHASED EXPANSION OF THE CHURCH AND THAT THE NUMBER OF PARKING SPACES AT ANY POINT IN TIME WILL ALWAYS EQUAL OR EXCEED THE NUMBER THAT IS REQUIRED AT THAT TIME. PARKING SPACES WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE WITH THE UNDERSTANDING THAT A MODIFICATION OR WAIVER OF THE DUSTLESS SURFACE REQUIREMENT MAY BE REQUESTED FOR A PORTION OF THE PROPOSED PARKING SPACES IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 11 OF SECT. 11-102 OF THE ZONING ORDINANCE.
32. IT IS TO BE UNDERSTOOD THAT THE PREVIOUSLY APPROVED AND PROPOSED DEVELOPMENT PROGRAM WILL COMMENCE OVER TIME BASED ON THE AVAILABILITY OF FUNDS. THE BEGINNING OF DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS ARE OBTAINED. IT IS CURRENTLY ANTICIPATED THAT THE INITIAL DEVELOPMENT WILL COMMENCE WITHIN THIRTY (30) MONTHS FROM THE APPROVAL DATE OF THE SPECIAL EXCEPTION AMENDMENT AS REQUIRED BY THE PROVISION SET FORTH IN PAR. 1 OF SECT. 8-015 OF THE ZONING ORDINANCE. IT IS TO BE UNDERSTOOD, HOWEVER, THAT PORTIONS OF THE DEVELOPMENT PROGRAM MAY NOT BE STARTED WITHIN SAID TIMEFRAME, SINCE THE SPECIAL EXCEPTION USE HAS ALREADY BEEN ESTABLISHED, AND THE CHANGES PROPOSED BY THIS AMENDMENT ARE MERELY ACCESSORY TO THAT USE. THEN THE IMPLEMENTATION OF ANY OF THESE PROPOSED CHANGES WITHIN THE SAID TIMEFRAME SHALL BE SUFFICIENT FOR ALL SUCH CHANGES PROPOSED WITHIN THIS AND PRIOR AMENDMENTS TO BE DEEMED ESTABLISHED AND/OR COMMENCED.
33. INTENSITY CREDIT (FAR) FOR ANY AND ALL DEDICATIONS OF LAND FOR PUBLIC PURPOSES WILL BE RESERVED FOR THE SUBJECT PROPERTY IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 2-308 OF THE ZONING ORDINANCE.
34. TO THE BEST OF OUR KNOWLEDGE, EXCEPT AS QUALIFIED ABOVE, THE PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES AND ADOPTED STANDARDS.

TABULATION:

EXISTING/PROPOSED ZONING	R-1
LAND AREA (353,271 SF)	8.11± ACRES
PERMITTED/PROPOSED FLOOR AREA RATIO (FAR)	0.15
PREVIOUSLY APPROVED/PROPOSED	
FLOOR AREA RATIO (FAR)	0.14
CHURCH/PRIVATE SCHOOL OF GENERAL EDUCATION BUILDING	41,788± SF
TELECOMMUNICATION FACILITY	1,464± SF
PARISH HOUSE	5,964± SF
PERMITTED GROSS FLOOR AREA (GFA) @ 0.15	52,991± SF*
EXISTING/PREVIOUSLY APPROVED/PROPOSED	
GROSS FLOOR AREA (GFA)	49,568± SF*
CHURCH/PRIVATE SCHOOL OF GENERAL EDUCATION BUILDING	41,788± SF
TELECOMMUNICATION FACILITY	1,464± SF
PARISH HOUSE	5,964± SF
SUPPORT BUILDINGS - SHEDS	400± SF
OPEN SPACE REQUIRED	NONE
OPEN SPACE PROPOSED	5,261± ACRES
PLAY AREA REQUIRED/PROPOSED	10,500± SF
(49 STUDENTS X 200 SF/STUDENT + 50 STUDENTS X 430 SF/STUDENT) X 1/3 STUDENT ENROLLMENT	
PARKING SPACES REQUIRED	114
CHURCH - 1 SPACES/4 SEATS	100
IN PRINCIPAL PLACE OF WORSHIP (400 SEATS - APPROVED)	
PRIVATE SCHOOL OF GENERAL EDUCATION (1 SPACE/FACILITY, EMPLOYEE (10) PLUS 4 SPACES FOR VISITORS	14
PARKING SPACES PROPOSED	183**
EXISTING	95
PREVIOUSLY APPROVED	98

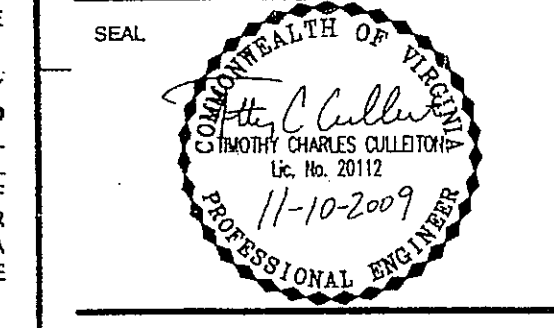
- * SEE NOTES 20 AND 21
- ** SEE NOTE 24



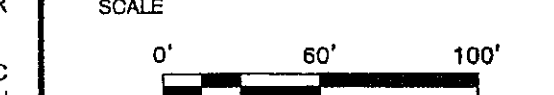
Dewberry & Davis LLC
8445 ARLINGTON BLVD.
SUITE 200
FAIRFAX, VA 22031
PHONE: 703.844.0100
FAX: 703.844.0108
www.dewberry.com

DRANESVILLE UNITED METHODIST CHURCH
SPECIAL PERMIT AMENDMENT PLAT
APPROVED SE 99-D-043
SEE DEVELOPMENT CONDITIONS
1/10/2009 (BZA) approved
JANUARY 13, 2010
2 of 7

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN



NO.	DATE	BY	DESCRIPTION
3	11.10.09	ARC	
2	09.09.09	JMC	
1	05.24.09	JWC	

REVISIONS
DRAWN BY ARW
APPROVED BY PGY
CHECKED BY
DATE April 16, 2009

TITLE
Dranesville United Methodist Church
Special Permit Amendment Plat
Plan, Notes, and Tabulation
PROJECT NO.
2
SHEET NO. 2 OF 7
M-10738

Application No SEA 99-D-043 Staff Chris DeManche

APPROVED SE SP PLAN
SEE DEVELOPMENTS DATED
Date of (BOS) (BZA) approval 10/19/2010
Sheet 12 of 17

cricket
COMMUNICATIONS, INC.
7100 COLUMBIA GATEWAY DRIVE
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HERNDON, VA 20170

entrex
communication services, inc.

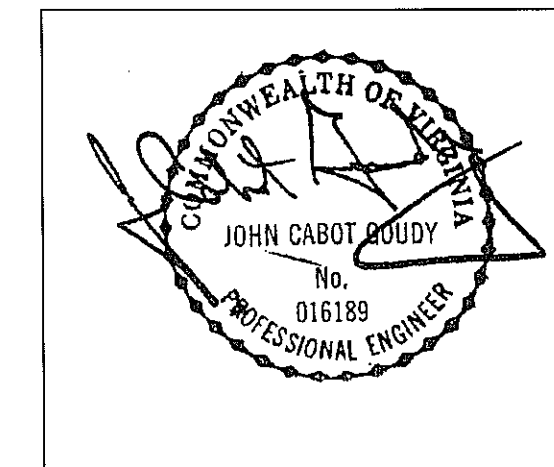
1575 Eye Street, N.W. Suite 350
WASHINGTON, D.C. 20005
PHONE: (202)408-0960
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REVISIONS

DESIGNED BY:		M.A.
CHECKED BY:		M.M.
NO	DATE	DESCRIPTION
	05-19-09	C/D/P REVIEW
	06-16-09	C/D/P REVIEW
	06-16-09	C/D/P SUBMISSION
	06-16-09	ANTENNA REVISION
	11-10-09	C/D/P REVIEW
	02-12-10	COUNTY COMMENTS
	07-01-10	COUNTY COMMENTS

PROJECT NO:
1129.110



TITLE:
CRICKET / VERIZON / DRANESVILLE UNITED METHODIST CHURCH SPECIAL EXCEPTION AMENDMENT / SPECIAL PERMIT AMENDMENT PLAT

SEA 99-D-043 / SPA 83-D-022-05

SITE ADDRESS:
**1089 LIBERTY MEETING COURT
HERNDON, VA 20170**

DRAWING TITLE:
**REFERENCE
DRAWING**

DRAWING No.:

R-1

STORMWATER MANAGEMENT / BEST MANAGEMENT PRACTICE NARRATIVE

FAIRFAX COUNTY SITE PLAN #9586-SP-01 (SEE SHEETS 4-7) FOR THE SUBJECT PROPERTY INCLUDED TWO EXTENDED DETENTION STORMWATER MANAGEMENT DRY PONDS TO ADDRESS STORMWATER DETENTION AND WATER QUALITY (BMP) REQUIREMENTS FOR PROPOSED AND FUTURE DEVELOPMENT OF THE PROPERTY. TO FULLY MEET THE WATER QUALITY REQUIREMENTS, THIS SITE PLAN ALSO DEDICATED 0.88 OF PERMANENT OPEN SPACE AS CONSERVATION EASEMENT. THESE PONDS WERE CONSTRUCTED ALONG WITH THE SINGLE FAMILY HOMES AND ACCESS TO THESE HOMES (LIBERTY MEETING COURT) LOCATED SOUTHWEST OF THE CHURCH. PLANNED ADDITIONS TO THE EXISTING CHURCH AND ADDITIONAL SURFACE PARKING FOR THE CHURCH (FUTURE DEVELOPMENT) WERE ACCOUNTED FOR IN THE STORMWATER MANAGEMENT CALCULATIONS, BUT THESE PLANNED IMPROVEMENTS HAVE YET TO BE CONSTRUCTED.

THIS SPECIAL PERMIT AMENDMENT APPLICATION PROPOSES SITE IMPROVEMENTS TO THE CURRENTLY APPROVED DEVELOPMENT PROGRAM. THE PROPOSED WALLS (COLUMBARIA), FENCE, WALKWAY AND POSSIBLE LABYRINTH WILL CREATE NEGLIGIBLE IMPACTS TO THE EXISTING IMPERVIOUSNESS OF THE SITE. THE PROPOSED SITE IMPROVEMENTS WITH THIS APPLICATION DRAIN TO THE EXISTING POND LOCATED SOUTHWEST OF THE CHURCH ON OUTLOT A. THE SITE IMPROVEMENTS DO NOT ALTER THE RUNOFF COEFFICIENT (C VALUE) FOR THE SITE USED TO SIZE THE STORMWATER MANAGEMENT FACILITIES AND SET THE REQUIRED AREA OF DEDICATED CONSERVATION EASEMENT. THEREFORE, THE CURRENT FACILITIES ADDRESSING STORMWATER MANAGEMENT DETENTION AND BMP REQUIREMENTS ARE ADEQUATE AND MEET THE REQUIREMENTS FOR THIS APPLICATION.

OUTFALL ADEQUACY NARRATIVE

GIVEN THE NEGLIGIBLE IMPACT TO THE EXISTING IMPERVIOUSNESS OF THE SITE, THE ADEQUACY OF THE SITE OUTFALLS VERIFIED WITH FAIRFAX COUNTY SITE PLAN #9586-SP-01 IS MAINTAINED.

IT IS THE OPINION OF THE ENGINEER THAT THE PROPOSED IMPROVEMENTS WILL NOT HAVE A DETRIMENTAL EFFECT TO THE EXISTING STORMWATER OUTFALLS AND THE EXISTING STORMWATER OUTFALLS ARE ADEQUATE.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

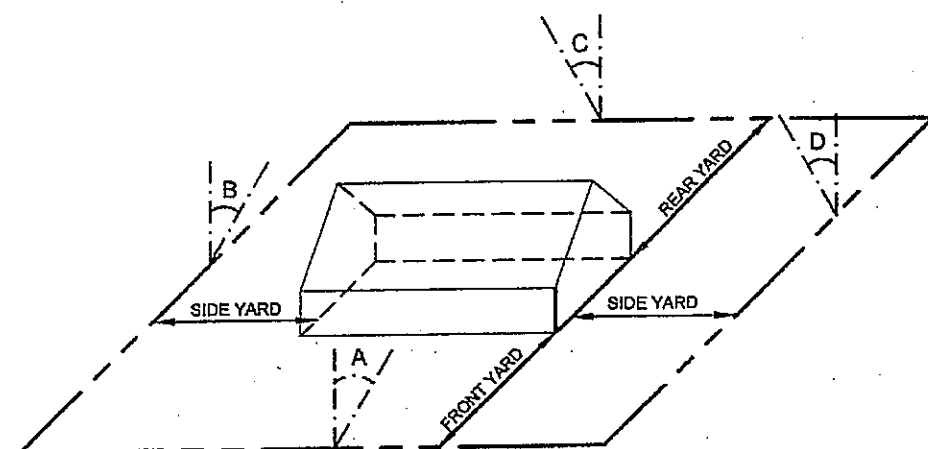
Special Permits (9-011.23 & 24) Special Exceptions (9-011.23 & 24)
 Cluster Subdivision (9-615.1G & 1N) Commercial Revitalization Districts (9-022.2A(12) & 14)
 Development Plans PRC District (16-302.3 & 4L) PRC Plan (16-303.1E & 1O)
 FDP P Districts (except PRC) (16-502.1F & 1O) Amendments (16-202.10P & 10Q)

1. Plat is at a minimum scale of 1" = 50' (unless it is depicted on one sheet with a minimum scale of 1" = 100'.
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 4-7.
3. * Provide:

Facility Name/Type & No.	On-site area served (acres)	Off-site area (acres)	Drainage area (sf)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
NW POND	3.83	0.78	4,111	10976	31114	344.48
(e.g. dry pond, A, HLL, trench, underground, wet, etc.)						
SW POND	5.38	0.65	6,033	10665	28314	348.00
Totals	9.21	0.93	10,144	21641	59428	692.48
4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 4-7. Pond inlet and outlet pipe systems are shown on Sheet 4-7.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 4-7. Type of maintenance access road surface noted on the plat is asphalt (e.g. asphalt, gravel, etc.).
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 2.
7. A stormwater management narrative which contains a description of how detention and best management practice requirements will be met is provided on Sheet 3-7.
8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 4-7.
9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 4-7.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2.
11. A submission waiver is requested for N/A.
12. Stormwater management is not required because existing conditions meet requirements.

Industry Letter 05-03 dated 02/02/05

* DRAINAGE AREAS ARE PER FAIRFAX COUNTY SITE PLAN #9586-SP-01 WHICH INCLUDES ONSITE DRAINAGE AREAS NOT PART OF THIS APPLICATION.



FRONT YARD: 1 A 50' WITH A BUILDING HEIGHT OF 50', THE FRONT YARD = 50' BUT NOT LESS THAN 40'

SIDE YARD: 1 B 45' WITH A BUILDING HEIGHT OF 50', THE SIDE YARD = 50' BUT NOT LESS THAN 30'

REAR YARD: 1 C 45' WITH A BUILDING HEIGHT OF 50', THE REAR YARD = 50' BUT NOT LESS THAN 30'

ANGLE OF BULK PLANE: R-1 DISTRICT
 MINIMUM REQUIRED YARD FOR BUILDING WITH 50' HEIGHT

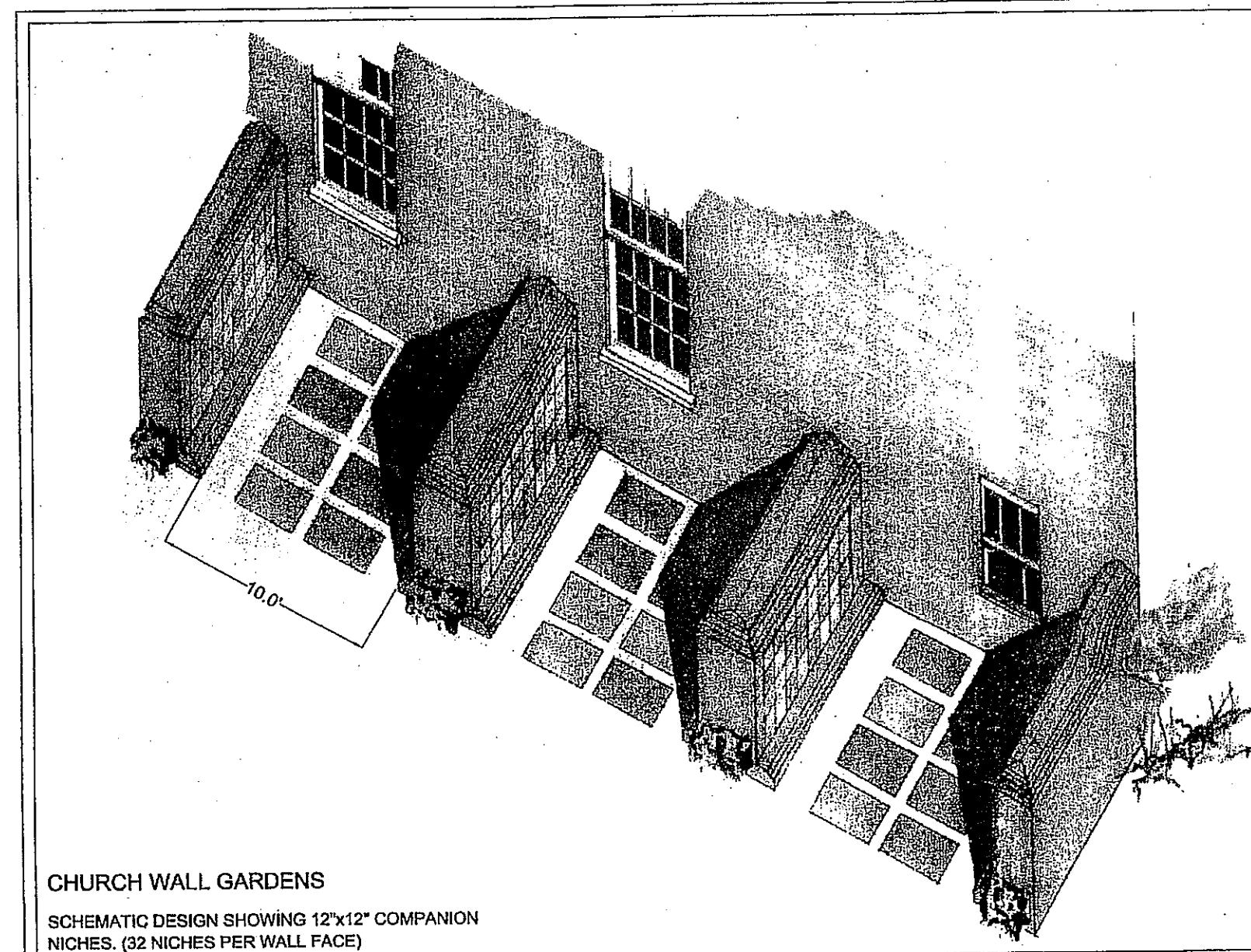
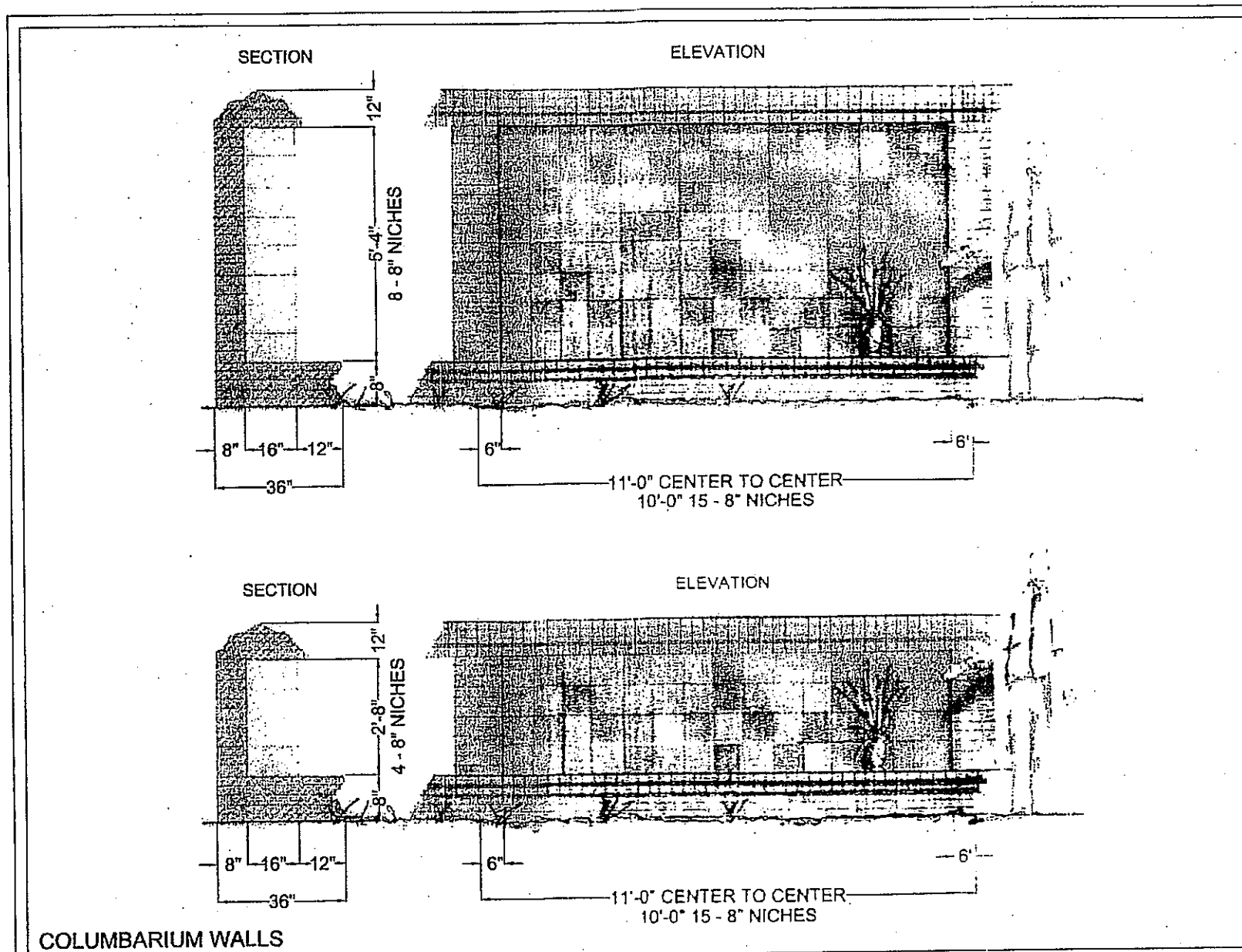
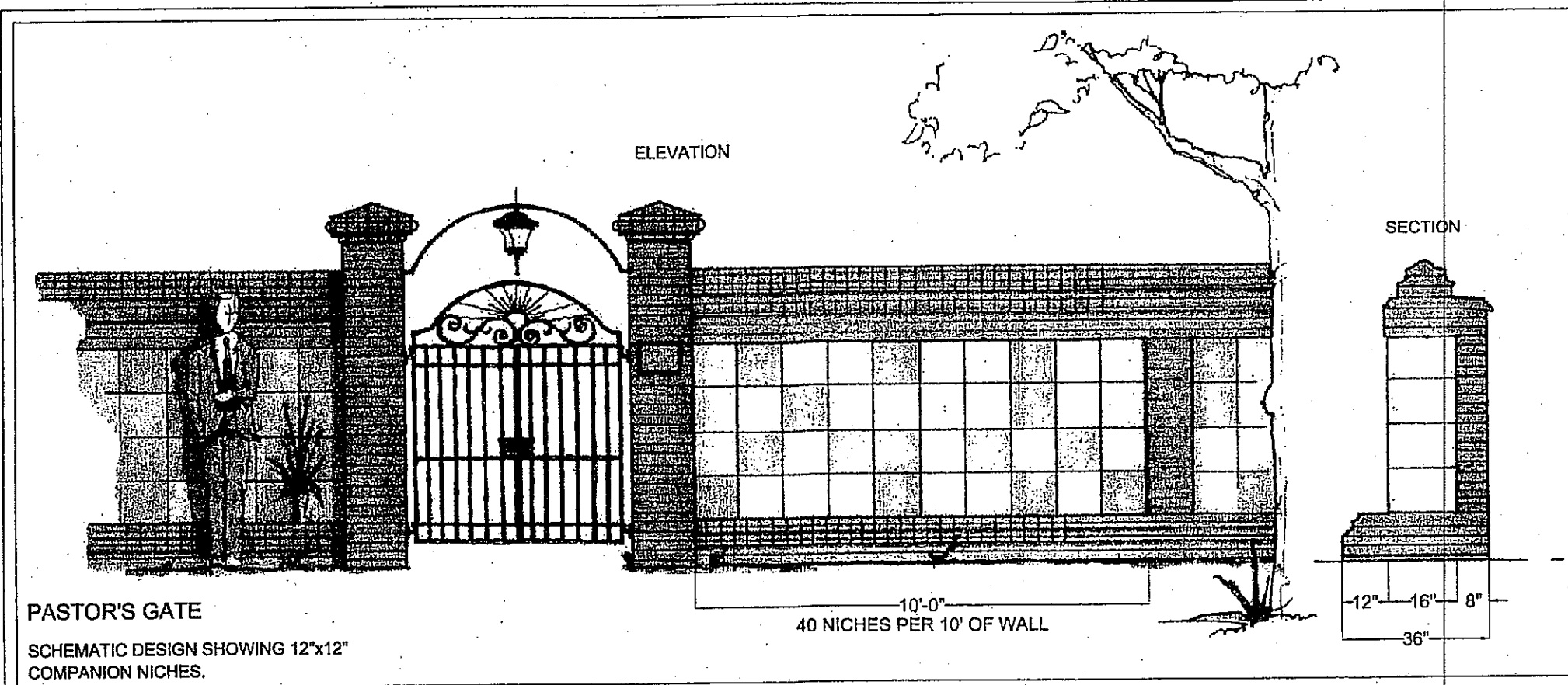
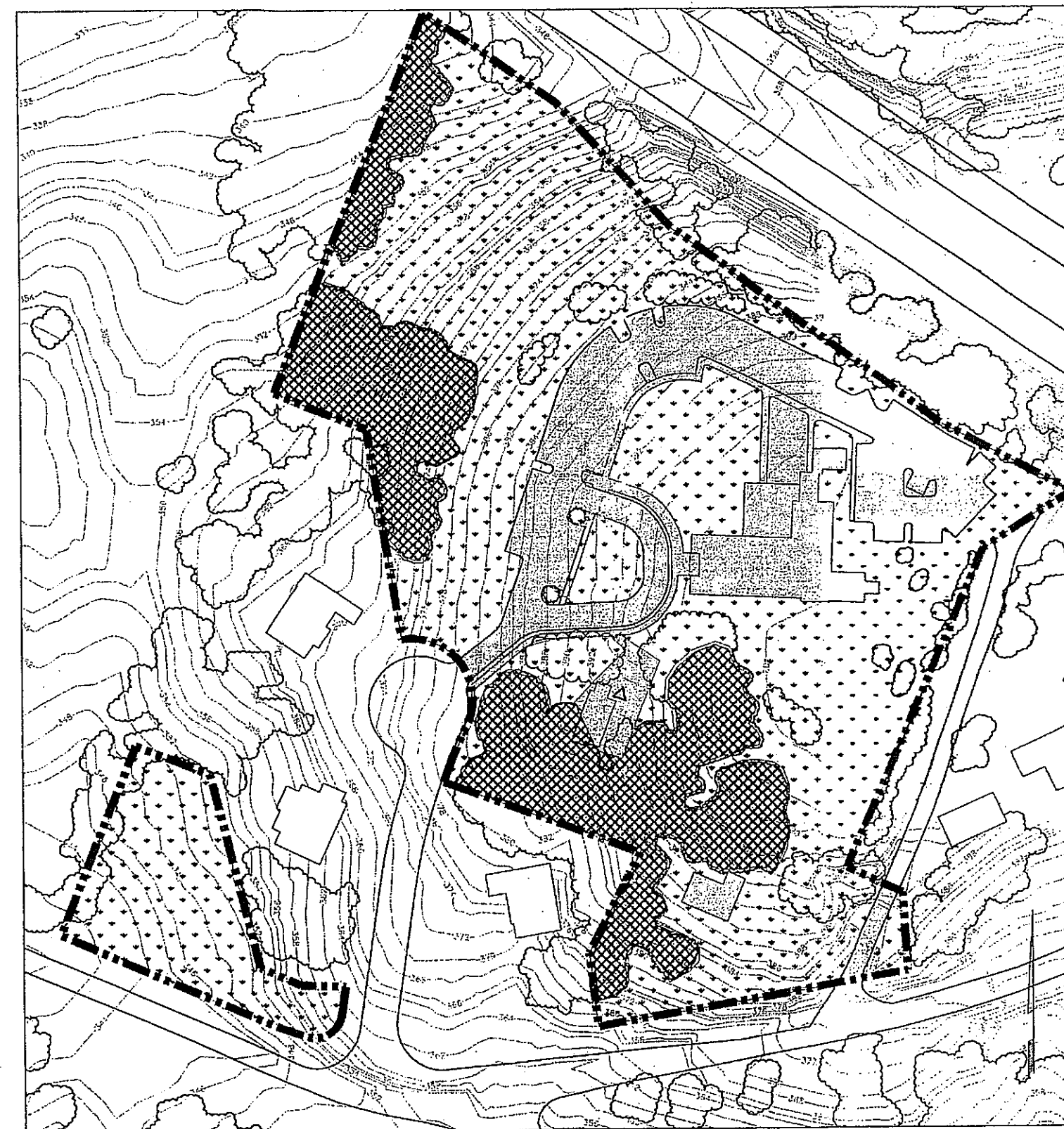


TABLE 12.3 TREE PRESERVATION TARGET CALCULATION

	REQUIREMENTS	RESULTS
A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) =	2.10 AC
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	26%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE	30% = 2.43 AC
D	PERCENTAGE OF THE 10-YEAR CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	30% = 0.63 AC
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION =	100%
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES

Tree Canopy Tabulation

SITE AREA	8.11±AC
TREE CANOPY REQUIRED (30%)	2.43±AC
AREA OF EXISTING TREES TO REMAIN	2.10±AC
X 1.25	2.63±AC
TOTAL TREE CANOPY PROVIDED (32%)	2.63±AC



EXISTING VEGETATION MAP
 Scale: 1" = 100'

EXISTING VEGETATION INVENTORY

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESIONAL STAGES	CONDITION	ACREAGE	COMMENTS
	DEVELOPED LAND	N/A	N/A	N/A	1.69± AC	BUILDINGS, PARKING, AND DRIVEWAYS
	MAINTAINED GRASSLAND	HOLLY VIRGINIA RED CEDAR, SPRUCE	N/A	GOOD	5.12± AC	PARKING LOT/FOUNDATION PLANTINGS, EVERGREEN SCREENING
	UPLAND FOREST	OAK	SUB-CLIMAX	GOOD	1.30± AC	REMAINTS OF FOREST SURROUNDED BY DEVELOPMENT
				TOTAL ACREAGE:	8.11 AC	

NOTE:

THE DETAILS OF THE PROPOSED WALLS AND WALL GARDENS REPRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND THEME OF THE PROPOSED FEATURES. THE FINAL DETAILS WILL BE REFINED AND ARE SUBJECT TO MINOR MODIFICATIONS WITH FINAL ENGINEERING AND LANDSCAPE DESIGN.

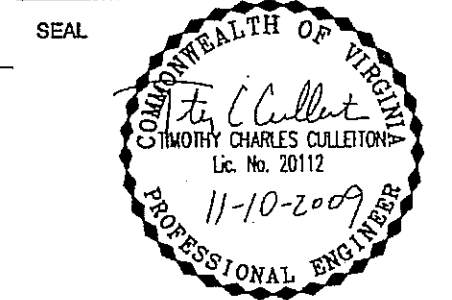


Dewberry & Davis LLC

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 FAIRFAX, VA 22031
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 www.dewberry.com

DRANESVILLE UNITED
 METHODIST CHURCH
 SPECIAL PERMIT AMENDMENT PLAT

DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

NO.	DATE	BY	DESCRIPTION
3	11.10.09	ARC	
2	09.09.09	JMC	
1	06.24.09	ARW	

REVISIONS

DRAWN BY: ARW
 APPROVED BY: PGY
 CHECKED BY: PGY
 DATE: April 16, 2009

TITLE
 Dranesville United
 Methodist Church
 Special Permit Amendment Plat
 EVM, Wall Details and
 SWM / BMP / Outfall Narratives

PROJECT NO.

3

SHEET NO. 3 OF 7
 M-10738

Application No SEA 99-D-043 Staff Chris DeManche

APPROVED SE / SP PLAN

SEE DEV COMMENTS DATED
 Date of (BOS) (BZA) approval 10/19/2010

Sheet 13 of 17

cricket
 COMMUNICATIONS, INC.
 7100 COLUMBIA GATEWAY DRIVE
 SUITE 120
 COLUMBIA, MD 21046

verizon wireless
 9000 JUNCTION DRIVE
 ANNAPOLIS JUNCTION, MD 20701

DRANESVILLE
 UNITED METHODIST CHURCH
 1089 LIBERTY MEETING COURT
 HERNDON, VA 20170

entrex
 communication services, inc.

1575 Eye Street, N.W. Suite 350
 WASHINGTON, D.C. 20005
 PHONE: (202)408-0960
 FAX: (202)408-0961

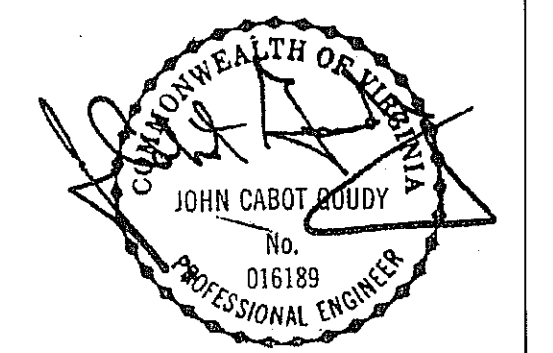
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REVISIONS

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CHECKED BY:		M.M.
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	06-16-09	C/D/P REVIEW
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	06-16-09	ANTENNA REVISION
	11-10-09	C/D/P REVIEW
	02-12-10	COUNTY COMMENTS
	07-01-10	COUNTY COMMENTS

PROJECT NO:

1129.110



TITLE:

CRICKET / VERIZON / DRANESVILLE
 UNITED METHODIST CHURCH
 SPECIAL EXCEPTION AMENDMENT /
 SPECIAL PERMIT AMENDMENT PLAT

SEA 99-D-043 /
 SPA 83-D-022-05

SITE ADDRESS:

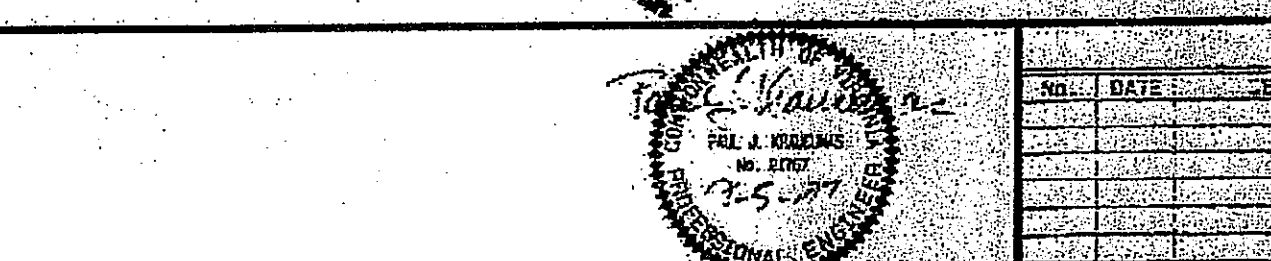
1089 LIBERTY MEETING COURT
 HERNDON, VA 20170

DRAWING TITLE:

REFERENCE
 DRAWING

DRAWING No.:

R-2

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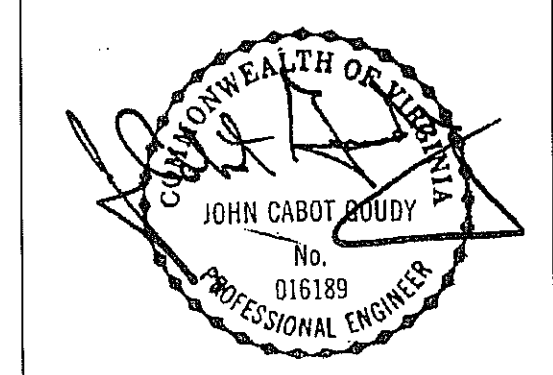
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TITLE:

CRICKET / VERIZON / DRANESVILLE
UNITED METHODIST CHURCH
SPECIAL EXCEPTION AMENDMENT /
SPECIAL PERMIT AMENDMENT PLAT

SEA 99-D-043 /
SPA 83-D-022-05

SITE ADDRESS:

1089 LIBERTY MEETING COURT
HERNDON, VA 20170

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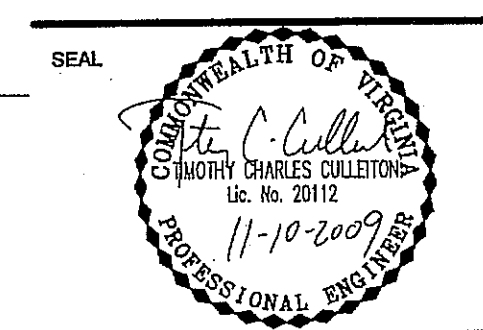
R-5



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www.dewberry.com

DRANESVILLE UNITED
METHODIST CHURCH
SPECIAL PERMIT AMENDMENT PLAT

APPROVED SE / SP PLAT
SEE DEVCNDS COND 108
Date of (BOS) (BZA) approval 10/19/2010
City: Coordinator Sheet 6 of 7



KEY PLAN

SCALE

3	11.10.09	ARC	
2	09.09.09	JMC	
1	06.24.09	ARW	
No.	DATE	BY	Description

REVISIONS

DRAWN BY ARW
APPROVED BY PGY
CHECKED BY
DATE April 16, 2009

TITLE
Dranesville United
Methodist Church
Special Permit Amendment Plat
SWM / BMP -
For Information Only
PROJECT NO.

6

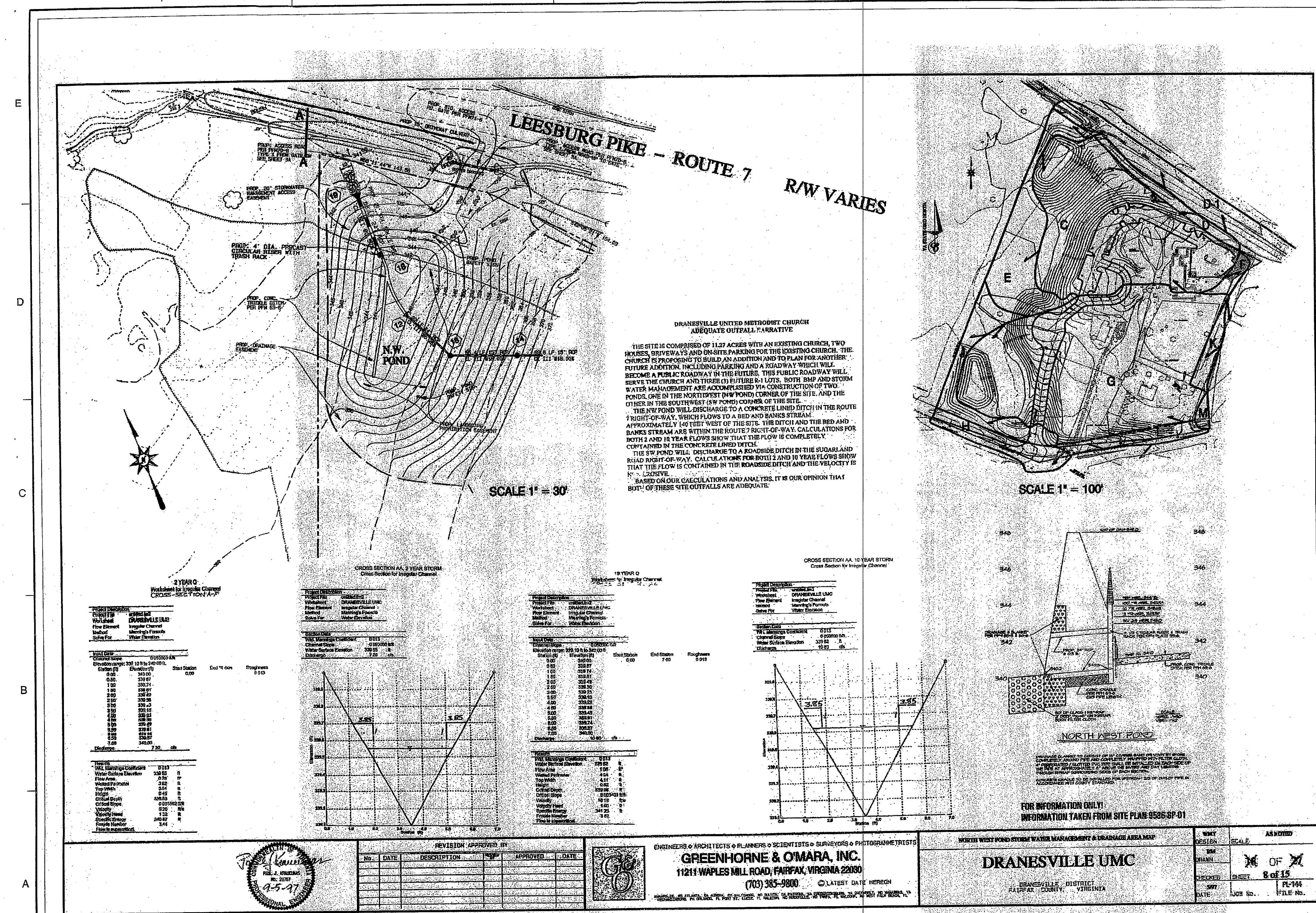
SHEET NO. 6 OF 7
M-10738

Application No SEA 99-D-043 Staff Chris DeManche

APPROVED SE / SP PLAT

SEE DEVCNDS DATED
Date of (BOS) (BZA) approval 10/19/2010

Sheet 16 of 17



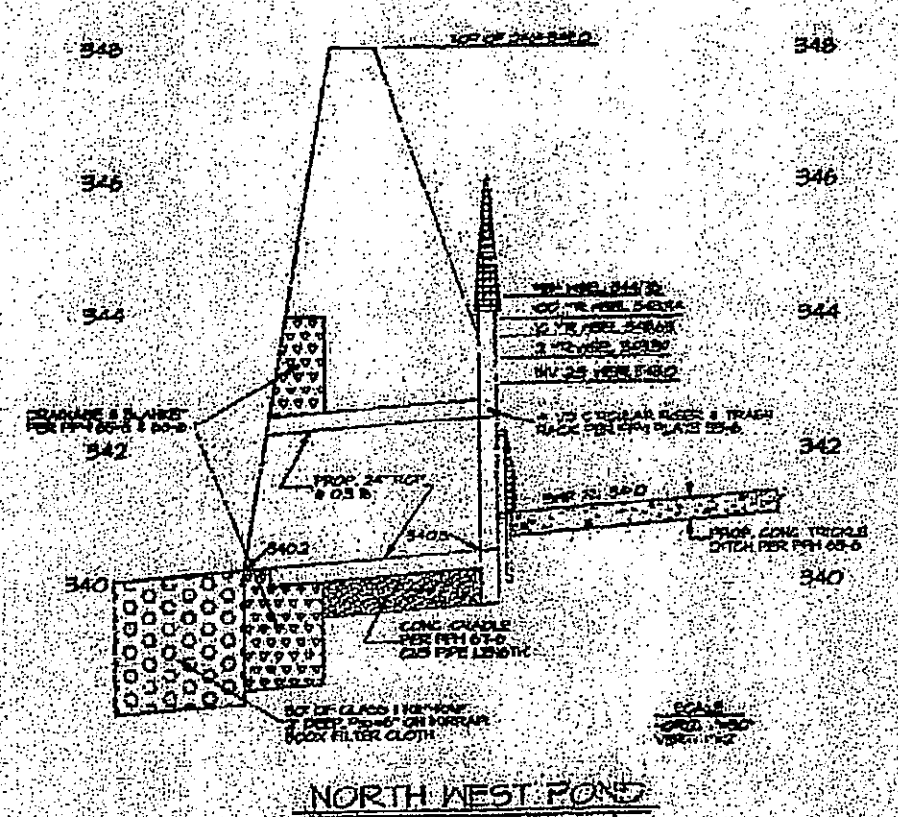
DRANESVILLE UNITED METHODIST CHURCH
ADEQUATE OUTFALL NARRATIVE

THE SITE IS COMPRISED OF 11.27 ACRES WITH AN EXISTING CHURCH, TWO HOUSES, DRIVEWAYS AND ON-SITE PARKING FOR THE EXISTING CHURCH. THE CHURCH IS PROPOSING TO BUILD AN ADDITION AND TO PLAN FOR ANOTHER FUTURE ADDITION, INCLUDING PARKING AND A ROADWAY WHICH WILL BECOME A PUBLIC ROADWAY IN THE FUTURE. THIS PUBLIC ROADWAY WILL SERVE THE CHURCH AND THREE (3) FUTURE R-1 LOTS. BOTH BMP AND STORM WATER MANAGEMENT ARE ACCOMPLISHED VIA CONSTRUCTION OF TWO PONDS, ONE IN THE NORTHWEST (N.W. POND) CORNER OF THE SITE, AND THE OTHER IN THE SOUTHWEST (S.W. POND) CORNER OF THE SITE. APPROXIMATELY 140 FEET WEST OF THE SITE, THE DITCH AND THE BED AND BANKS STREAM ARE WITHIN THE ROUTE 7 RIGHT-OF-WAY. CALCULATIONS FOR BOTH 1 AND 10 YEAR FLOWS SHOW THAT THE FLOW IS COMPLETELY CONTAINED IN THE CONCRETE LINED DITCH.

THE S.W. POND WILL DISCHARGE TO A ROADSIDE DITCH IN THE SUGARLAND ROAD RIGHT-OF-WAY. CALCULATIONS FOR BOTH 1 AND 10 YEAR FLOWS SHOW THAT THE FLOW IS COMPLETELY CONTAINED IN THE CONCRETE LINED DITCH AND THE VELOCITY IS 1.20 FPS.

BASED ON OUR CALCULATIONS AND ANALYSIS, IT IS OUR OPINION THAT BOTH OF THESE SITE OUTFALLS ARE ADEQUATE.

SCALE 1" = 100'



FOR INFORMATION ONLY!
INFORMATION TAKEN FROM SITE PLAN 9586-SP-01

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMETRISTS
GREENHORNE & O'MARA, INC.
11211 WAPLES MILL ROAD, FAIRFAX, VIRGINIA 22030
(703) 385-9800 © LATEST DATE HEREON

DRANESVILLE UMC
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

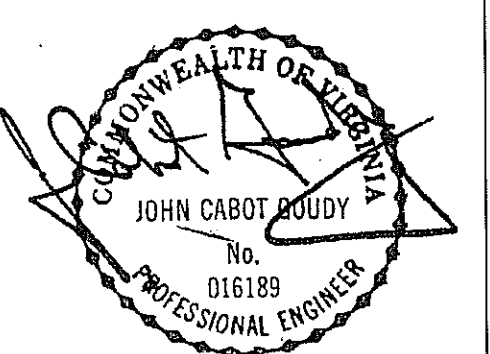
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	07-01-10	COUNTY COMMENTS

PROJECT NO: 1129.110



TITLE:

CRICKET / VERIZON / DRANESVILLE UNITED METHODIST CHURCH SPECIAL EXCEPTION AMENDMENT / SPECIAL PERMIT AMENDMENT PLAT

SEA 99-D-043 / SPA 83-D-022-05

SITE ADDRESS:

1089 LIBERTY MEETING COURT HERNDON, VA 20170

DRAWING TITLE:

REFERENCE DRAWING

DRAWING No.:

R-6

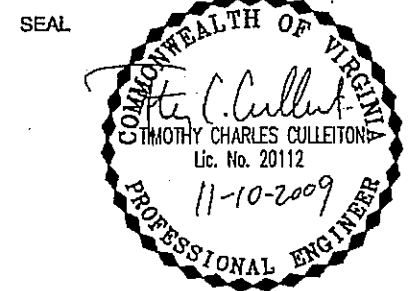


Dewberry & Davis LLC 8433 ARLINGTON BLVD FARMAS, VA 22031 PHONE: 703.848.0100 FAX: 703.848.0101 www.dewberry.com

DRANESVILLE UNITED METHODIST CHURCH SPECIAL PERMIT AMENDMENT PLAT

APPROVED SEA/SP PLAT SEE DEVELOPMENT CONDITIONS

DRANESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

3	11.10.09	ARC	
2	09.09.09	JMC	
1	06.24.09	ARW	
No.	DATE	BY	Description

DRAWN BY: ARW
APPROVED BY: PGY
CHECKED BY: PGY
DATE: April 16, 2009

TITLE: Dranesville United Methodist Church Special Permit Amendment Plat SWM / BMP - For Information Only

PROJECT NO.

7

SHEET NO. 7 OF 7 M-10738

FOR INFORMATION ONLY INFORMATION TAKEN FROM SITE PLAN 9586-SP-01

FOR INFORMATION ONLY INFORMATION TAKEN FROM SITE PLAN 9586-SP-01

DRANESVILLE UMC 11211 WAPLES MILL ROAD, FAIRFAX, VIRGINIA 22030 (703) 385-9800

DRANESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA

SEA 99-D-043 / SPA 83-D-022-05

PROJECT NO.

DRANESVILLE U.M.C. - S.W. Pond

100 Year Storm

2 Year Storm

5 Year Storm

10 Year Storm

25 Year Storm

50 Year Storm

100 Year Storm

200 Year Storm

500 Year Storm

1000 Year Storm

2000 Year Storm

5000 Year Storm

10000 Year Storm

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